

RIVER BLUFF RURAL CLUSTER 3RD ADDITION

IN SECTION 34 AND IN THE SOUTH ONE-HALF OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

Plot# 4276

SPOKANE COUNTY AUDITOR
FILED FOR RECORD THIS 22ND DAY OF MARCH 2017, AT 8:37 MINUTES PAST 9 O'CLOCK A.M.; AND RECORDED IN BOOK 37 OF PLATS AT PAGE(S) 28-34, RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF RIVER BLUFF WEST PARTNERS, LLC.
Vicky Dwan By Amy McLeod (Deputy)
SPOKANE COUNTY AUDITOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RIVER BLUFF WEST PARTNERS, LLC (GRANTOR) HAS CAUSED TO BE PLATTED THE LAND SHOWN HEREON, TO BE KNOWN AS RIVER BLUFF RURAL CLUSTER 3RD ADDITION, DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 34 AND THAT PART OF THE SOUTH ONE-HALF (S1/2) OF SECTION 27, TOWNSHIP 27 NORTH, 42 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 34, BEING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 27, ALSO BEING A CORNER OF TRACT F; RIVER BLUFF RANCH PLANNED UNIT DEVELOPMENT, PER PLAT THEREOF RECORDED IN BOOK 27 OF PLATS AT PAGE 41, RECORDS OF SPOKANE COUNTY, WASHINGTON;

- THE FOLLOWING THREE (3) COURSES ALONG SAID TRACT F;
1. N.0017'55"E. (BEARING BASIS IS SOUTH 88°51'10" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34 PER RECORD OF SURVEY RECORDED IN VOLUME 108 OF SURVEYS AT PAGE 74, SPOKANE COUNTY, WASHINGTON), A DISTANCE OF 180.25 FEET;
 2. N.87°43'47"E., A DISTANCE OF 1,238.04 FEET;
 3. N.63°46'58"E., A DISTANCE OF 39.55 FEET;

THENCE DEPARTING SAID TRACT F; S.15°20'42"E., A DISTANCE OF 141.32 FEET;
THENCE S.12°11'13"W., A DISTANCE OF 138.33 FEET;
THENCE S.76°11'23"W., A DISTANCE OF 230.09 FEET;

THENCE S.00°21'36" W., A DISTANCE OF 213.58 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 1 THAT RECORD OF SURVEY RECORDED IN VOLUME 100, PAGE 21, SURVEY RECORDS OF SAID SPOKANE COUNTY;

THENCE THE FOLLOWING SEVEN (7) COURSES ALONG LOT 1* AND LOT 1J OF SAID RECORD OF SURVEY:

1. A CURVE TO THE RIGHT, WITH A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°16'05", AN ARC LENGTH OF 130.09 FEET, A CHORD BEARING OF S.18°59'38"W., AND A CHORD LENGTH OF 127.81 FEET;
2. S.37°37'46"W., A DISTANCE OF 74.13 FEET;
3. A CURVE TO THE LEFT, WITH A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 27°27'56", AN ARC LENGTH OF 143.81 FEET, A CHORD BEARING OF S.18°59'38"W., AND A CHORD LENGTH OF 142.44 FEET;
4. S.10°09'47"W., A DISTANCE OF 437.98 FEET;
5. A CURVE TO THE LEFT, WITH A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 76°12'33", AN ARC LENGTH OF 133.01 FEET, A CHORD BEARING OF S.27°56'30"E., AND A CHORD LENGTH OF 123.42 FEET;
6. IN A EASTERLY DIRECTION WITH A COMPOUND TANGENT CURVE, TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF S.88°06'09"E., AND A CHORD DISTANCE OF 68.59, HAVING A CENTRAL ANGLE OF 40°08'48" AND AN ARC LENGTH OF 70.01 FEET;
7. N.73°50'20"E., A DISTANCE OF 211.83 FEET;

THENCE DEPARTING SAID LOT 1J; S.03°22'01"E., A DISTANCE OF 175.04 FEET;
THENCE S.27°31'43"W., A DISTANCE OF 427.54 FEET;
THENCE S.78°58'23"E., A DISTANCE OF 94.85 FEET;
THENCE S.58°47'54"E., A DISTANCE OF 398.44 FEET;
THENCE S.85°21'02"W., A DISTANCE OF 287.43 FEET;
THENCE S.40°41'01"W., A DISTANCE OF 896.26 FEET;
THENCE S.71°31'45"W., A DISTANCE OF 194.75 FEET;
THENCE S.30°45'33"W., A DISTANCE OF 47.15 FEET;
THENCE S.60°37'48"E., A DISTANCE OF 166.37 FEET;
THENCE S.42°36'03"W., A DISTANCE OF 330.26 FEET;
THENCE S.44°31'41"E., A DISTANCE OF 98.32 FEET;
THENCE S.42°36'00"W., A DISTANCE OF 326.54 FEET;
THENCE N.40°38'58"W., A DISTANCE OF 299.37 FEET;
THENCE S.29°08'47"W., A DISTANCE OF 272.16 FEET;
THENCE S.50°18'28"W., A DISTANCE OF 606.94 FEET;
THENCE S.02°12'45"W., A DISTANCE OF 470.16 FEET;
THENCE S.28°18'33"W., A DISTANCE OF 482.73 FEET TO THE MOST NORTHERLY CORNER OF TRACT M, RIVER BLUFF RURAL CLUSTER, PER PLAT THEREOF RECORDED IN BOOK 36 OF PLATS AT PAGE 12;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID TRACT M;

1. S.12°34'10"W., A DISTANCE OF 438.23 FEET;
 2. S.83°44'25"W., A DISTANCE OF 500.09 FEET;
 3. S.04°08'28"E., A DISTANCE OF 65.12 FEET;
- THENCE DEPARTING SAID TRACT M; S.21°38'54"W., A DISTANCE OF 356.29 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 34;
- THENCE ALONG SAID SOUTH LINE, S.89°29'04"W., A DISTANCE OF 351.67 FEET;
THENCE DEPARTING SAID SOUTH LINE, N.21°23'13"E., A DISTANCE OF 615.01 FEET;
THENCE N.83°43'28"E., A DISTANCE OF 590.49 FEET;
THENCE N.12°39'02"E., A DISTANCE OF 323.21 FEET;
THENCE N.30°40'52"W., A DISTANCE OF 397.36 FEET;
THENCE N.05°46'19"W., A DISTANCE OF 512.38 FEET;
THENCE N.82°12'20"E., A DISTANCE OF 500.69 FEET;
THENCE N.50°18'28"E., A DISTANCE OF 658.76 FEET;
THENCE N.29°08'47"E., A DISTANCE OF 250.30 FEET;
THENCE N.01°48'31"E., A DISTANCE OF 79.23 FEET;
THENCE N.61°51'38"E., A DISTANCE OF 230.82 FEET;
THENCE N.50°56'37"E., A DISTANCE OF 193.45 FEET;
THENCE S.88°23'58"E., A DISTANCE OF 68.54 FEET;
THENCE N.30°45'33"W., A DISTANCE OF 179.47 FEET;
THENCE N.71°31'45"E., A DISTANCE OF 209.11 FEET;
THENCE N.40°41'01"E., A DISTANCE OF 821.61 FEET;
THENCE N.49°17'58"W., A DISTANCE OF 51.83 FEET;
THENCE S.55°29'49"W., A DISTANCE OF 96.92 FEET;

THENCE IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 213.26 FEET, HAVING A CHORD BEARING OF S.83°44'14"W. AND A CHORD DISTANCE OF 178.94 FEET, HAVING A CENTRAL ANGLE OF 49°36'44" AND AN ARC LENGTH OF 184.66 FEET;
THENCE N.37°01'12"W., A DISTANCE OF 164.11 FEET;
THENCE N.25°28'57"W., A DISTANCE OF 251.58 FEET;

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THENCE S.58°12'36"W., A DISTANCE OF 370.05 FEET;
THENCE S.68°59'25"W., A DISTANCE OF 103.33 FEET;
THENCE N.89°07'12"W., A DISTANCE OF 327.97 FEET;
THENCE N.06°00'45"W., A DISTANCE OF 254.10 FEET;
THENCE N.73°49'49"E., A DISTANCE OF 128.56 FEET;
THENCE N.01°09'12"W., A DISTANCE OF 153.61 FEET;
THENCE N.37°40'38"E., A DISTANCE OF 146.00 FEET;
THENCE N.80°58'43"E., A DISTANCE OF 41.00 FEET;
THENCE N.17°41'57"E., A DISTANCE OF 221.30 FEET;
THENCE N.14°27'51"W., A DISTANCE OF 230.80 FEET;
THENCE N.26°54'37"E., A DISTANCE OF 96.20 FEET;
THENCE N.07°18'45"W., A DISTANCE OF 469.21 FEET;
THENCE N.16°55'48"W., A DISTANCE OF 245.09 FEET;

THENCE N.24°19'15"E., A DISTANCE OF 108.60 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 34;
THENCE ALONG SAID NORTH LINE, S.88°51'10"E., A DISTANCE OF 193.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,043,903 SQUARE FEET OR 92.84 ACRES OF LAND MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS OR SERVICITUDES OF RECORD OR IN VIEW.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

UTILITY EASEMENTS DEPICTED WITHIN OR ADJACENT TO EXISTING PRIVATE ROADS AND INTENDED ADDITIONAL PRIVATE ROADS WITHIN THE PLAT HAVE BEEN CREATED BY SEPARATE RECORDED INSTRUMENTS. THESE INSTRUMENTS CONSIST OF AN EASEMENT RECORDED MARCH 4, 1996 UNDER SPOKANE COUNTY AUDITOR'S RECORDING NUMBER 9603040316, AN EASEMENT RECORDED MARCH 4, 1996 UNDER SPOKANE COUNTY AUDITOR'S RECORDING NUMBER 9603040317, A MODIFICATION OF EASEMENT RECORDED JUNE 10, 2011 UNDER SPOKANE COUNTY AUDITOR'S RECORDING NUMBER 65798989, AND ADDITIONAL NEW INTENDED EASEMENTS UNDER AN INSTRUMENT ENTITLED MODIFICATION OF EASEMENT FOR RIVER BLUFF RURAL CLUSTER THIRD ADDITION THAT WAS RECORDED FEBRUARY 17, 2017 UNDER SPOKANE COUNTY AUDITOR'S RECORDING NUMBER 65798989 (COLLECTIVELY THE "EASEMENT AND MAINTENANCE AGREEMENTS"). THE UTILITY EASEMENTS CREATED UNDER THE EASEMENT AND MAINTENANCE AGREEMENTS ARE SUBJECT TO POTENTIAL FURTHER AMENDMENT AND MODIFICATION AS GRANTOR MAY SUBSEQUENTLY DETERMINE, SUBJECT TO THE PROVISIONS IN SAID EASEMENT AND MAINTENANCE AGREEMENTS.

ANY OTHER UTILITY EASEMENTS SHOWN ON THIS PLAT, IF ANY, ARE DEDICATED TO THE USE OF PRESENT AND FUTURE SERVING UTILITY COMPANIES.

ALL UTILITY EASEMENTS, INCLUDING THOSE CREATED BY THE EASEMENT AND MAINTENANCE AGREEMENTS AS WELL AS THOSE DEDICATED IN THIS PLAT, ARE CREATED FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THE RESPECTIVE EASEMENTS AND THE FACILITIES AND OTHER IMPROVEMENTS NOW OR HEREFTER INSTALLED OR TO BE CONSTRUCTED THEREIN; TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE AND OPERATION OF SAME.

SHOULD ANY UTILITY TRENCH BE EXCAVATED BEYOND THE LIMITS OF THE EASEMENTS CREATED UNDER THE EASEMENT AND MAINTENANCE AGREEMENT, OR THE UTILITY EASEMENTS DEDICATED IN THIS PLAT, THE APPLICABLE EASEMENT(S) SHALL BE DEEMED AMENDED AND MODIFIED SUCH THAT THE EASEMENT COVERS THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

EASEMENTS FOR PRIVATE ROADS, DRAINAGE FACILITIES, AND ANCILLARY EQUIPMENT AND APPARATUS (PRIVATE ROADS) HAVE ALSO BEEN CREATED UNDER THE EASEMENT AND MAINTENANCE AGREEMENTS. THOSE PRIVATE ROADS ARE ALSO SUBJECT TO POTENTIAL AMENDMENT, MODIFICATION, AND RELOCATION BY GRANTOR AS PROVIDED UNDER THE EASEMENT AND MAINTENANCE AGREEMENTS. PROVIDED, ALL AMENDMENT MODIFICATIONS AND/OR RELOCATIONS OF ANY OF THE PRIVATE ROADS SHALL COMPLY WITH APPLICABLE REQUIREMENTS IMPOSED BY SPOKANE COUNTY OR SUCH OTHER PUBLIC ENTITY AS MAY THEN HAVE JURISDICTION OVER THE PROPERTY WITHIN THIS PLAT.

THE EASEMENTS FOR THE PRIVATE ROAD ARE CREATED FOR THE BENEFIT OF THE COUNTRY HILLS ASSOCIATION, CREATED BY DOCUMENT FILED NOVEMBER 15, 2010 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NO. 603064429 ("ASSOCIATION"). EXCEPT TO THE EXTENT ANY PORTION OF THE EASEMENTS FOR PRIVATE ROADS MAY BE AMENDED AND RELOCATED IN ACCORDANCE WITH THE EASEMENT AND MAINTENANCE AGREEMENTS, NO PORTION OF ANY OF THE PRIVATE ROAD EASEMENTS MAY BE USED FOR ANY RESIDENTIAL STRUCTURE, OR MAY BE SOLD OR TRANSFERRED AS A LOT OR PORTION OF A LOT TO BE USED FOR ANY RESIDENTIAL STRUCTURE OR PRIVATE RESIDENTIAL PURPOSE. THE PRIVATE ROADS, AS ANY OF THEM MAY BE AMENDED OR MODIFIED AS PROVIDED ABOVE, ARE TO BE USED AS AN EASEMENT FOR ROADS, DRAINAGE, AND UTILITY TO PROVIDE A MEANS OF ACCESS AND EGRESS SURFACE AND SURFACE WATER DRAINAGE DISPOSAL, AND RECEIPT OF UTILITY SERVICES FOR THE BENEFIT OF LOTS WITHIN THIS PLAT.

NOTWITHSTANDING ANYTHING ABOVE OR IN THE EASEMENT AND MAINTENANCE AGREEMENTS TO THE CONTRARY, NO UTILITY EASEMENT CREATED BY DEDICATION IN THIS PLAT OR UNDER THE EASEMENT AND MAINTENANCE AGREEMENTS MAY BE RELOCATED OR MATERIALLY ALTERED WITHOUT THE CONSENT OF ANY SERVING UTILITY COMPANY OR COMPANIES THAT HAVE THEN INSTALLED ANY UTILITIES OR FACILITIES WITHIN ANY PORTION OF THE EASEMENT TO BE RELOCATED OR SO AMENDED.

NOTWITHSTANDING ANYTHING ABOVE OR IN THE EASEMENT AND MAINTENANCE AGREEMENTS TO THE CONTRARY, THE EASEMENT AND MAINTENANCE AGREEMENTS WILL NOT BE AMENDED TO RELOCATE OR ALTER THE LOCATION OF ANY OF THE PRIVATE ROADS WITHIN THE PLAT WITHOUT THE WRITTEN CONSENT OF SPOKANE COUNTY OR SUCH SUCCESSOR PUBLIC AGENCY OR AUTHORITY THEN HAVING SIMILAR JURISDICTION OVER THE PROPERTY IN THE PLAT.

THE COUNTRY HILLS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE UTILITY EASEMENTS (TO THE EXTENT NOT MAINTAINED BY UTILITY SERVICE PROVIDERS OR MADE THE RESPONSIBILITY OF LOT OWNERS BY SEPARATE INSTRUMENT) AND FOR MAINTENANCE OF THE STORMWATER RUNOFF, CONVEYANCE, INFILTRATION, SEEPAGE, EROSION, AND SEDIMENTATION CONTROL. THE ASSOCIATION SHALL NEVER CEASE TO EXIST FOR ANY REASON, OWNERS OF LOTS IN THE PLAT SHALL BE RESPONSIBLE FOR MAINTAINING THE UTILITY AND PRIVATE ROADS AS THEY HAVE BEEN CREATED HEREBY OR IN THE

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EASEMENT AND MAINTENANCE AGREEMENTS, OR AS THEY MAY BE AMENDED OR MODIFIED IN ACCORDANCE WITH THE EASEMENT AND MAINTENANCE AGREEMENTS, WITH ALL SUCH OBLIGATIONS TO BE EQUALLY ALLOCATED AMONG EACH OF THE LOTS IN THIS PLAT.

THE COUNTY OF SPOKANE, A MUNICIPAL CORPORATION, IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE PRIVATE ROADS, AS PLATTED HEREON OR CREATED IN THE EASEMENT AND MAINTENANCE AGREEMENTS AND AS THE SAME MIGHT HEREAFTER BE AMENDED.

SETBACKS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE, AND ARE ALSO SUBJECT TO REVIEW BY THE COUNTRY HILLS ASSOCIATION.

AN APPROVED RIVER BLUFF RURAL CLUSTER PRELIMINARY PLAT HABITAT MANAGEMENT PLAN HAS BEEN PREPARED FOR LANDS WITHIN THIS PLAT AND IS ON FILE WITH THE SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING.

AN APPROVED OPEN SPACE MANAGEMENT PLAN FOR THIS PLAT WAS PREPARED FOR THE REMAINDER PARCEL, WHICH CONSISTS OF TRACTS A, B, C, D, E, (F DELIBERATELY OMITTED) G, H, I, J, K, L, M, N, O, AND P, AND AS RECORDED ON FEBRUARY 17, 2017 UNDER AUDITOR'S RECORDING NO. 65798985. THE USE OF THE REMAINDER PARCEL SHALL BE CONSISTENT WITH THE PURPOSE AND INTENT OF CHAPTER 14.820 OF THE SPOKANE COUNTY ZONING CODE AND THE UNDERLYING ZONING OF THE PARCEL. ONLY THOSE USES DEFINED WITHIN THE OPEN SPACE MANAGEMENT PLAN AND CONSISTENT WITH THE UNDERLYING ZONE, ARE PERMITTED ON THE REMAINDER PARCEL.

ACCESS TO REMAINDER TRACTS B, C, AND E SHALL BE THROUGH TRACT D.

DEVELOPMENT OF THIS SITE SHALL COMPLY WITH THE MITIGATION MEASURES SET FORTH IN THE HABITAT MANAGEMENT PLAN AND OPEN SPACE MANAGEMENT PLAN, INCLUDING, AMONG OTHER THINGS: NO SOLID FENCING OR FENCING OVER 4 FEET HIGH WITHIN 25 FEET OF PROPERTY LINES; FENCING WITH SPIKE TOPPED SPINDLES SHOULD BE AVOIDED WHERE IT WOULD CREATE RISK TO DEER AND ELK; NO FREE-RANGING DOGS OR HORSES.

PORTIONS OF THIS SITE AND SURROUNDING AREAS ARE AFFECTED BY AN IDENTIFIED GEO-HAZARDOUS, INCLUDING ERODIBLE SOILS, ALLUVIUM AND SLOPES OF 30% OR GREATER, GENERALLY AS SHOWN HEREON AND DESCRIBED IN A GEO-HAZARDOUS EVALUATION REPORT DATED DECEMBER 10, 2008 WHICH IS ON FILE WITH THE SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING. SEE SHEETS 3 AND 4.

THERE IS A WETLAND IN THE NORTHERN END OF TRACT D* AS SHOWN IN A WETLAND REPORT DATED FEBRUARY 28, 2009 ON FILE WITH SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING.

WARNING: SPOKANE COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT. BY ACCEPTING THIS PLAT, OR BY SUBSEQUENTLY ALLOWING A BUILDING PERMIT TO BE ISSUED ON PROPERTY ON A PRIVATE ROAD, SPOKANE COUNTY ASSUMES NO OBLIGATION FOR SAID PRIVATE ROAD; AND THE OWNERS HEREBY ACKNOWLEDGE THAT THE COUNTY HAS NO OBLIGATION OF ANY KIND OR NATURE WHATSOEVER TO ESTABLISH, EXAMINE, SURVEY, CONSTRUCT, ALTER, REPAIR, IMPROVE, MAINTAIN, PROVIDE DRAINAGE OR SNOW REMOVAL ON A PRIVATE ROAD. THIS REQUIREMENT IS AND SHALL RUN WITH THE LAND; AND SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, SUCCESSORS OR ASSIGNS, INCLUDING THE OBLIGATION TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD AS PROVIDED HEREIN.

SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, THE USE OF AN INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM MAY BE AUTHORIZED. ALTERNATIVE METHODS OF SEWAGE DISPOSAL MAY BE REQUIRED.

THE SPONSOR WILL ASSUME RESPONSIBILITY FOR THE PROVISION OF DOMESTIC-USE WATER FROM RIVER BLUFF WATER SYSTEM.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

THE PUBLIC WATER SYSTEM PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, THE COUNTY BUILDING AND PLANNING DEPARTMENT AND THE WATER PURVEYOR SHALL BE INSTALLED WITHIN THIS SUBDIVISION AND SHALL PROVIDE ALL NECESSARY DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH LOT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

A FIRE SUPPRESSION WATER SYSTEM IS REQUIRED THAT PROVIDES AT LEAST 30,000 GALLONS OF WATER AT THE LOCATIONS SHOWN ON THIS PLAT. THE HYDRANT SHALL BE MARKED ON THE BARREL AS "DRAFT HYDRANT" AND MEET THE FIRE DISTRICT'S SPECIFICATIONS AND BE MAINTAINED ONSITE AT ALL TIMES. EACH SYSTEM MUST BE ENTIRELY IN PLACE AND CAPABLE OF DELIVERING THE FULL WATER SUPPLY, PRIOR TO RELEASE OF BUILDING PERMITS. THE COUNTRY HILLS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE FIRE SUPPRESSION WATER SYSTEM.

THE REMAINDER PARCEL TRACTS IN THIS PLAT MAY NOT BE BUILT ON, RE-PLATTED OR DEVELOPED UNTIL A FULL WATER SUPPLY SYSTEM IS INSTALLED IN THE PROJECT IN ACCORDANCE WITH THE CODES IN PLACE AT THE TIME OF DEVELOPMENT OR RE-PLATTING.

DEFENSIBLE SPACE FOR FIRE PROTECTION. ALL BUILDINGS SHALL HAVE A DEFENSIBLE SPACE MAINTAINED AROUND THEM, COMPRISED OF TWO ZONES, AS FOLLOWS:
ZONE 1- THIS IS AT LEAST 30 TO 50 FEET IN RADIUS AROUND ALL BUILDINGS WHICH NEEDS TO BE LEAN & CLEAN. IT IS A NON-FLAMMABLE ZONE. LEAN- MINIMAL DEAD WOODY VEGETATION. CLEAN- FREE OF PINE NEEDLES, FIRE WOOD AND OTHER FLAMMABLE LITTER. FIRE RESISTANT PLANTS ARE RECOMMENDED. DECIDUOUS TREES ARE RECOMMENDED. PONDEROSA PINE ARE ALLOWED IN SMALL CLUSTERS AS LONG AS THE BRANCHES ARE 10 FEET FROM THE STRUCTURE AND OTHER PINE TREE CLUSTERS, DEAD WOOD AND LITTER SHALL BE REGULARLY REMOVED FROM THE TREES.
ZONE 2- TRIM AND PRUNE- THIS ZONE EXTENDS FROM ZONE 1, AT LEAST 50 FEET ON THE COLD SIDE OF THE STRUCTURE; AND AT LEAST 15 FEET ON THE HOT SIDE OF THE STRUCTURE. THE TRIM IS AIMED AT PRE-COMMERCIAL THINNING, SPACING THE TREES TO AT LEAST 5 FEET BETWEEN LIVE CROWNS. THE PRUNE IS TO ELIMINATE LOWER BRANCHES THAT ALLOW FIRE TO CLIMB INTO THE CROWNS. THE PRUNING HEIGHT IS 8 TO 10 FEET. THE HOT ZONE INSIDE ZONE 2 IS GENERALLY THAT SIDE OF A HOME THAT HAS HIGHER RISK OF EXPOSURE TO SPREAD OF FOREST FIRE DUE TO PREVAILING WINDS, SOUTHERLY ASPECT, AND TERRAIN THAT SITS LOWER IN ELEVATION THAN THE HOME.

NATURAL DRAINAGE EASEMENTS AS PLATTED AND SHOWN HEREON, WHICH ARE FOR THE PURPOSES OF PRESERVING NATIVE OR HISTORIC PLANTS AND/OR THE COUNTRY HILLS ASSOCIATION AND/OR RIVER BLUFF RANCH ASSOCIATION ARE HEREBY GRANTED TO SPOKANE COUNTY TOGETHER WITH THE RIVER BLUFF RANCH ASSOCIATION AND

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THE COUNTRY HILLS ASSOCIATION. THIS EASEMENT REGARDS REGULAR STORMWATER RUNOFF AND IS NOT BECOME THE SUBSERVIENT TO FEDERAL AND STATE STREAM REGULATIONS AND THE ASSOCIATED RIPARIAN BUFFER REQUIREMENTS, AS CURRENTLY REGULATED BY THE WASHINGTON STATE DEPARTMENTS OF FISH & WILDLIFE AND NATURAL RESOURCES. A NATURAL DRAINAGE EASEMENT IS HEREBY GRANTED TO SPOKANE COUNTY PERSONNEL AND ITS AUTHORIZED AGENTS OVER ALL TRACTS FOR INSPECTION OF AND EMERGENCY REPAIRS WITHIN THE EASEMENT AREA.

NATURAL DRAINAGE EASEMENTS, AS PLATTED AND SHOWN HEREON, OR AS MAY BE CREATED UNDER THE EASEMENT AND MAINTENANCE AGREEMENTS AND BE SUBSEQUENTLY AMENDED OR MODIFIED, WHICH OPERATE FOR THE PURPOSE OF THE PREVENTION AND STORAGE OF STORMWATER RUNOFF, AND FOR INSTALLING, OPERATING AND MAINTAINING DRAINAGE PONDS AND DRAINAGE FACILITIES WHICH DISPOSE OF AND TREAT STORMWATER RUNOFF, ARE HEREBY GRANTED TO SPOKANE COUNTY AND THE COUNTRY HILLS ASSOCIATION. THE RIGHT TO INGRESS/EGRESS IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

THE OWNERS OF ALL LOTS, AND OF ALL TRACTS EXCEPT TRACTS A, B, AND C, WITHIN THIS PLAT SHALL BE MEMBERS OF THE COUNTRY HILLS ASSOCIATION, AND SHALL BE SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS, AND THE COVENANTS, CONDITIONS AND RESTRICTIONS THEREOF.

THE PROPERTY OWNER(S) WITHIN THIS PLAT SHALL BE HELD RESPONSIBLE FOR KEEPING OPEN AND MAINTAINING THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW OVER AND ACROSS THEIR RESPECTIVE PROPERTIES. IF THE PROPERTY OWNER(S) FAIL TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW, OR DRAINAGE FACILITIES ON PRIVATE PROPERTIES, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNER(S). IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE PROPERTY OWNER(S).

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS NOR THE RESPONSIBILITY FOR ANY DAMAGE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, INVERSE CONDEMNATION TO ANY PROPERTIES DUE TO DEFICIENT CONSTRUCTION AND/OR MAINTENANCE OF DRAINAGE COURSES IN DRAINAGE EASEMENTS ON PRIVATE PROPERTY.

ANY BUILDING THAT IS CONSTRUCTED ON A LOT IN THIS PLAT SHALL BE SET AT SUCH AN ELEVATION SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ANY DRAINAGE ENTRY POINT TO THE BUILDING (INCLUDING BUT NOT LIMITED TO A WINDOW WELL, A WINDOW UNPROTECTED BY A WINDOW WELL, OR A DOORWAY). SAID POSITIVE DRAINAGE SHALL CONSIST OF A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOR A DISTANCE OF AT LEAST 10 FEET FROM THE BUILDING. THE LOTS SHALL BE GRADED SO THAT EITHER A) ALL RUNOFF IS ROUTED AWAY FROM THE BUILDING, AND CONVEYED OVER THE LOT TO A NATURAL DRAINAGE SWALE OR APPROVED DRAINAGE FACILITY, OR B) DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. DRAINAGE FACILITIES FOR THIS PLAT, INCLUDING ANY '208' SWALES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE APPROVED PLAN AND DRAINAGE PLANS MUST BE APPROVED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

THERE MAY EXIST PROPERTIES LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION THAT PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. STORMWATER RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOW MELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECT TO HIGH VOLUMES OF STORMWATER RUNOFF GREATER THAN WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAVE DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

DUE TO SHALLOW BEDROCK IN THIS AREA, SOME LOTS CANNOT HAVE BELOW-GRADE CONSTRUCTION. PRIOR TO ISSUANCE OF BUILDING PERMITS, A GEOTECHNICAL REPORT IDENTIFYING ANY AREAS WHERE A BASEMENT CAN BE PROPERLY CONSTRUCTED SHALL BE COMPLETED FOR EACH LOT. ALL MITIGATING MEASURES THAT MAY BE RECOMMENDED FOR LOTS APPROVED FOR BASEMENTS SHALL BE A REQUIREMENT OF ANY BUILDING PERMITS FOR SAID APPROVED LOTS.

IF GROUNDWATER OR MOTTLLED SOIL IS ENCOUNTERED DURING BASEMENT EXCAVATION, IT IS SPOKANE COUNTY'S RECOMMENDATION THAT PROTECTIVE MEASURES THAT MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AND OTHER APPLICABLE DAMPPROOFING AND WATERPROOFING BE IMPLEMENTED AS PART OF THE BASEMENT FOUNDATION CONSTRUCTION.

THE PROPERTY OWNER(S) WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND ALL WATER QUALITY SWALES ('208' SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A '208' SWALE OR DRAINAGE CONVEYANCE DITCH SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GROUND COVER SUCH AS LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF AS SPECIFIED IN THE CURRENTLY ACCEPTED PLANS ON FILE AT SPOKANE COUNTY ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A WATER QUALITY SWALE, NATURAL DRAINAGE CHANNEL OR DRAINAGE DITCH WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. PROPERTY OWNER(S) MAINTENANCE RESPONSIBILITIES SHALL INCLUDE, BUT IS NOT LIMITED TO MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS. THE COUNTRY HILLS ASSOCIATION AND/OR RIVER BLUFF RANCH ASSOCIATION ARE RESPONSIBLE TO KEEP OPEN AND CLEAN RELATED STORMWATER PIPES AND/OR STRUCTURES; REPLACEMENT OF DRAINAGE FACILITIES PER NECESSITY; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN EASEMENTS ON PRIVATE LOTS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT AND/OR MAINTAIN THE DRAINAGE EASEMENTS, NOR DOES SPOKANE COUNTY ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE LOT OWNER(S) OR THE COUNTRY HILLS ASSOCIATION AND/OR RIVER BLUFF RANCH ASSOCIATION TO PROPERLY MAINTAIN SUCH AREAS. THE PROPERTY OWNER(S) AND/OR THE COUNTRY HILLS ASSOCIATION AND/OR RIVER BLUFF RANCH ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

THE COUNTRY HILLS ASSOCIATION OR ITS SUCCESSORS IN INTEREST SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED IN THE PRIVATE TRACTS OR COMMON AREAS IN CONFORMANCE WITH THE ACCEPTED PLANS AND THE OPERATIONS AND MAINTENANCE MANUAL AS PREPARED BY THE DESIGN ENGINEER, SPOKANE COUNTY, INC., BOTH OF WHICH ARE ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORMWATER PIPES,

DEDICATION CONTINUED

STRUCTURES, DITCHES, DRAINAGE PONDS, SWALES; REPLACEMENT OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE DRYLAND GRASSES OR LAWN TURF IN THE POND FACILITIES LOCATED IN COMMON AREAS OR TRACTS, WITH OPTIONAL SHRUBBERY AND/OR TREES, WHICH DO NOT OBSTRUCT THE FLOW AND PERCOLATION OF STORM DRAINAGE WATER IN THE DRAINAGE SWALE AS INDICATED BY THE APPROVED PLANS; MOWING, IRRIGATING AND KEEPING THE AREA FREE OF DEBRIS; REMOVING AND DISPOSING OF THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN TRACTS OR COMMON AREAS AT SUCH TIME SPOKANE COUNTY DEEMS NECESSARY, AND REPLACING THE SOIL AND GRASS SOD. THE COUNTRY HILLS ASSOCIATION AND/OR RIVER BLUFF RANCH ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES, WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES.

IF THE COUNTRY HILLS ASSOCIATION, OR ITS SUCCESSORS IN INTEREST, FAIL TO MAINTAIN THE DRAINAGE FACILITIES AND THE CONFORMANCE WITH THE ACCEPTED DRAINAGE PLANS AND THE OPERATION AND MAINTENANCE MANUAL ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE COUNTRY HILLS ASSOCIATION AND/OR RIVER BLUFF RANCH ASSOCIATION IN BREACH, OR ITS SUCCESSORS IN INTEREST, BY THE COUNTRY ENGINEER, IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE COUNTRY HILLS ASSOCIATION AND/OR RIVER BLUFF RANCH ASSOCIATION IN BREACH, OR ITS SUCCESSORS IN INTEREST.

SHOULD THE COUNTRY HILLS ASSOCIATION BE TERMINATED FOR ANY REASON, THE SUCCESSORS IN INTEREST SHALL BE THE INDIVIDUAL LOT OWNER(S), OR THEIR SUCCESSOR(S) WHO ARE MEMBERS OF THE COUNTRY HILLS ASSOCIATION AT THE TIME OF SAID TERMINATION. THE SUCCESSORS IN INTEREST SHALL SHARE EQUALLY IN THE RESPONSIBILITY AND COST OF MAINTAINING SAID DRAINAGE FACILITIES.

ALL OR PART OF THE HEREIN DESCRIBED PROPERTY IS SUBJECT TO THE FOLLOWING, WHICH BY REFERENCE ARE MADE A PART HEREOF:

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND MUTUAL EASEMENTS OF COUNTRY HILLS, RECORDED JULY 29, 2003 UNDER AUDITOR'S FILE NUMBER 4934845; AND ANNEXATION RECORDED OCTOBER 27, 2005 UNDER AUDITOR'S FILE NUMBER 5298528; AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND MUTUAL EASEMENTS OF COUNTRY HILLS, RECORDED JULY 11, 2012 UNDER AUDITOR'S FILE NUMBER 6108323;

EASEMENT(S) AS DISCLOSED BY INSTRUMENT NOS. RECORDED: FOR THE PURPOSE OF INGRESS, EGRESS, AND UTILITIES: 9111270397, 920210385, 920210386, 920221034, 920220325, 963040318, 963040317, 96303050417, 96303050418, 96303050419, 4632608, 4963765, 5178857, 5180848 AND 5180849 AND MODIFIED AT 400582;
FOR THE PURPOSE OF ROAD MAINTENANCE: 9603050419;
FOR TERMS AND CONDITIONS OF PUBLIC NOTICE: 4642811;
FOR THE PURPOSE OF CONVEYING, STORING, AND DISPOSING OF STORMWATER: 5059356;
FOR MATTERS SET FORTH BY SURVEY: 4058019, 4063336 ADDENDUM RECORDED UNDER RECORDING NUMBER 4086201 MODIFIED UNDER RECORDING NO. 5059357, 4664920, 4997796, 5218295, 5368761, 5573802, 5771340;
FOR THE PURPOSE OF ELECTRIC TRANSMISSION AND DISTRIBUTION: 6623598;
FOR NOTICE OF PLAT CONDITION: 6154676;
MEMO OF JOINT VENTURE: 6456445;
FOR THE PURPOSE OF FIBER OPTIC NETWORK: 6162931.

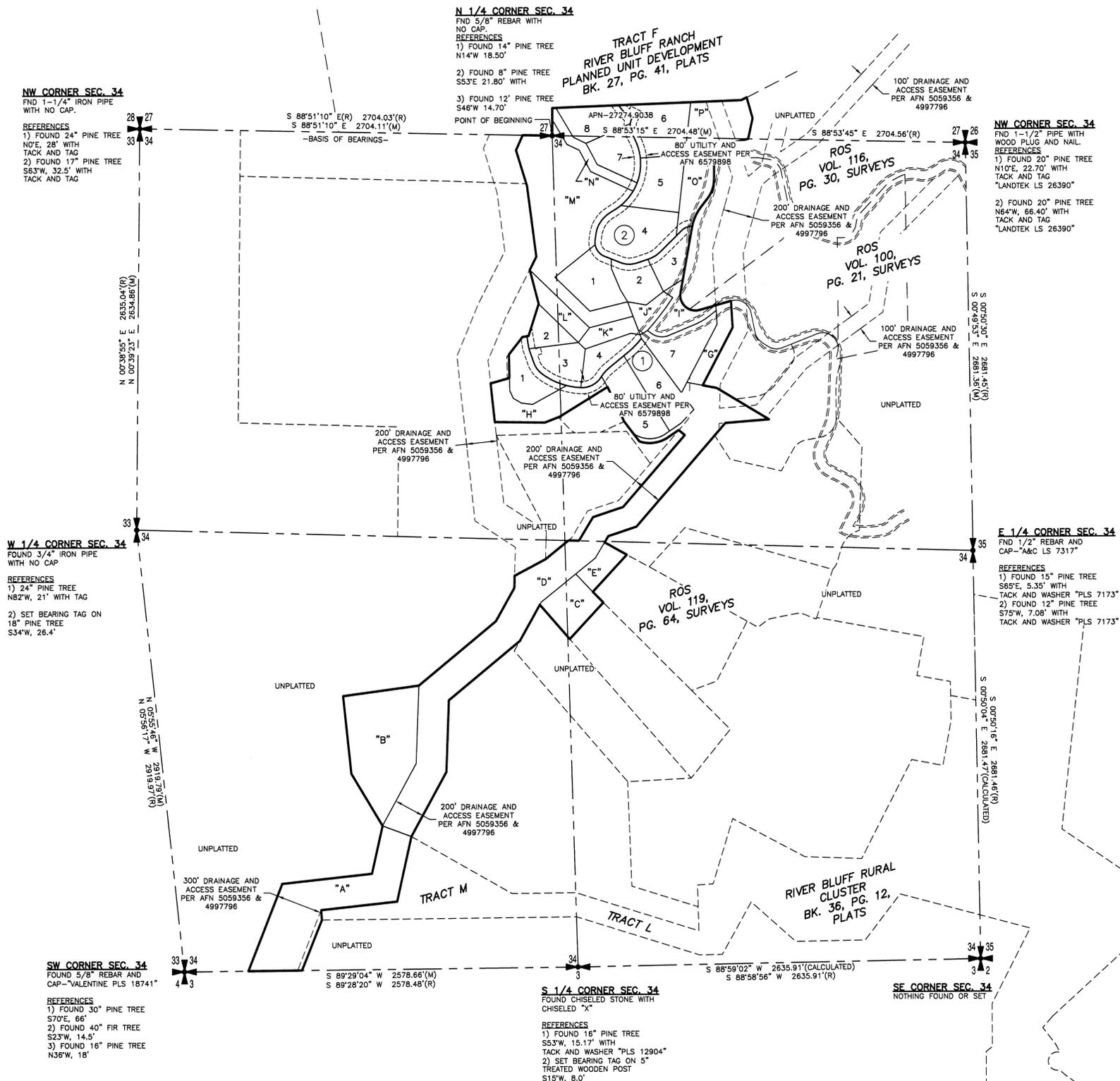
UTILITY RIGHT OF WAY EASEMENT RECORDED JUNE 2011, RECORDING NO. 6005826, AND ASSIGNMENT OF UTILITY RIGHT OF WAY EASEMENT RECORDED OCTOBER 23, 2012, RECORDING NO. 6140937.

THAT, IN CONSIDERATION OF THE MUTUAL BENEFITS NOW OR TO BE HEREAFTER DERIVED, THE UNDERSIGNED OWNERS AND THEIR HEIRS, GRANTEES, ASSIGNS AND SUCCESSOR(S) IN INTEREST DO HEREBY REQUEST AND AUTHORIZE SPOKANE COUNTY TO INCLUDE THE ABOVE-DESCRIBED PROPERTY IN A ROAD IMPROVEMENT DISTRICT (RID), AND TO SUPPORT THE FORMATION OF A ROAD IMPROVEMENT DISTRICT FOR IMPROV

RIVER BLUFF RURAL CLUSTER 3RD ADDITION

IN SECTION 34 AND IN THE SOUTH ONE-HALF OF SECTION 27, TOWNSHIP 27 NORTH,
RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

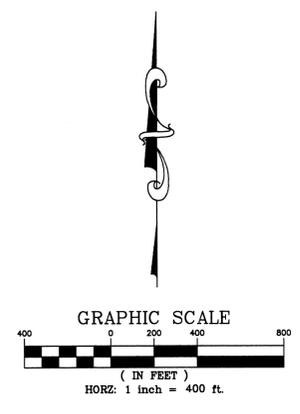
SPOKANE COUNTY AUDITOR
FILED FOR RECORD THIS 20th DAY OF MARCH 2017 AT 5:53
MINUTES PAST 12 O'CLOCK P.M. AND RECORDED IN BOOK 39 OF
PLATS AT PAGE(S) 22-23 RECORDS OF SPOKANE COUNTY,
WASHINGTON, AT THE REQUEST OF RIVER BLUFF WEST PARTNERS, LLC.
Vicky Darian
SPOKANE COUNTY AUDITOR



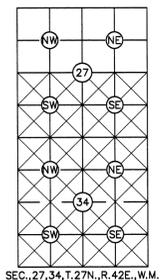
- LEGEND**
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LANDTEK LS 26390" UNLESS OTHERWISE NOTED
 - SET 1/8" REBAR W/IPC MARKED "STORHAUG PLS 51803" OR SET MAGNAIL W/ ALUMINUM WASHER IN CONCRETE MARKED "STORHAUG PLS 51803"
 - ① BLOCK NUMBER
 - PLAT BOUNDARY
 - LOT LINE
 - - - EXISTING EASEMENT LINE
 - (M) MEASURED THIS SURVEY
 - (R) RECORD MEASUREMENT PER RECORD DOCUMENT FILE

- BASIS OF BEARING:**
S 88°51'10" E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34 PER (R)
- RECORD DOCUMENTS:**
- (R) RECORD OF SURVEY VOLUME 108 OF SURVEYS AT PAGE 74.
 - (R1) PLAT OF RIVER BLUFF RANCH PLANNED UNIT DEVELOPMENT, BOOK 27 OF PLATS AT PAGE 41.
 - (R2) RECORD OF SURVEY VOLUME 100 OF SURVEYS AT PAGE 21.
 - (R3) RECORD OF SURVEY VOLUME 116 OF SURVEYS AT PAGE 30.
 - (R4) PLAT OF RIVER BLUFF RURAL CLUSTER, BOOK 36 OF PLATS AT PAGE 12.

- SURVEYOR'S NOTES**
- 1) IF NOT NOTED ALL BEARINGS AND DISTANCES ARE MEASURED THIS SURVEY.
- PROCEDURES & EQUIPMENT:**
- PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.
- PER WAC 332-130-100, EQUIPMENT AND PROCEDURES. AN ANNUALLY CALIBRATED LEICA TOPP 1205 ROBOTIC TOTAL STATION WAS UTILIZED IN THE FIELD TRAVERSE PROCEDURES.



Loren S. Brown
LOREN S. BROWN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
51803
3/2/2017
DATE



SPOKANE COUNTY PROJECT NUMBER: PN-2017-08

510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE 03/01/2017	SCALE 1" = 400'
FIELD BOOK	DRAWN LSB
PROJECT NUMBER 16-102	DRAWING NO. 2 OF 7

SW CORNER SEC. 34
FOUND 5/8" REBAR AND CAP-VALENTINE PLS 18741"
REFERENCES
1) FOUND 30" PINE TREE S70°E, 66'
2) FOUND 40" FIR TREE S23°W, 14.5'
3) FOUND 16" PINE TREE N36°W, 18'

300' DRAINAGE AND ACCESS EASEMENT PER AFN 5059356 & 4997796

TRACT M

TRACT L

RIVER BLUFF RURAL CLUSTER BK. 36, PG. 12, PLATS

SE 1/4 CORNER SEC. 34
FOUND CHISELED STONE WITH CHISELED "X"
REFERENCES
1) FOUND 16" PINE TREE S53°W, 15.17' WITH TACK AND WASHER "PLS 12904"
2) SET BEARING TAG ON 5" TREATED WOODEN POST S15°W, 8.0'

SE CORNER SEC. 34
NOTHING FOUND OR SET

E 1/4 CORNER SEC. 34
FND 1/2" REBAR AND CAP-"A&C LS 7317"
REFERENCES
1) FOUND 15" PINE TREE S65°E, 5.35' WITH TACK AND WASHER "PLS 7173"
2) FOUND 12" PINE TREE S75°W, 7.08' WITH TACK AND WASHER "PLS 7173"

S 00°50'30" E 2881.45'(R)
S 00°49'53" E 2881.36'(M)
S 00°50'00" E 2881.47'(CALCULATED)

NW CORNER SEC. 34
FND 1-1/2" PIPE WITH WOOD PLUG AND NAIL-REFERENCES
1) FOUND 20" PINE TREE N10°E, 22.70' WITH TACK AND TAG "LANDTEK LS 26390"
2) FOUND 20" PINE TREE N64°W, 66.40' WITH TACK AND TAG "LANDTEK LS 26390"

N 1/4 CORNER SEC. 34
FND 5/8" REBAR WITH NO CAP-REFERENCES
1) FOUND 14" PINE TREE N14°W 18.50'
2) FOUND 8" PINE TREE S53°E 21.80' WITH
3) FOUND 12" PINE TREE S46°W 14.70'
POINT OF BEGINNING

TRACT F
RIVER BLUFF RANCH PLANNED UNIT DEVELOPMENT BK. 27, PG. 41, PLATS

NW CORNER SEC. 34
FND 1-1/4" IRON PIPE WITH NO CAP-REFERENCES
1) FOUND 24" PINE TREE N0°E, 28' WITH TACK AND TAG
2) FOUND 17" PINE TREE S63°W, 32.5' WITH TACK AND TAG

N 00°38'55" E 2635.04'(R)
N 00°39'23" E 2634.86'(M)

S 88°51'10" E(R) 2704.03'(R)
S 88°51'10" E 2704.11'(M)
-BASIS OF BEARINGS-

RIVER BLUFF RURAL CLUSTER 3RD ADDITION

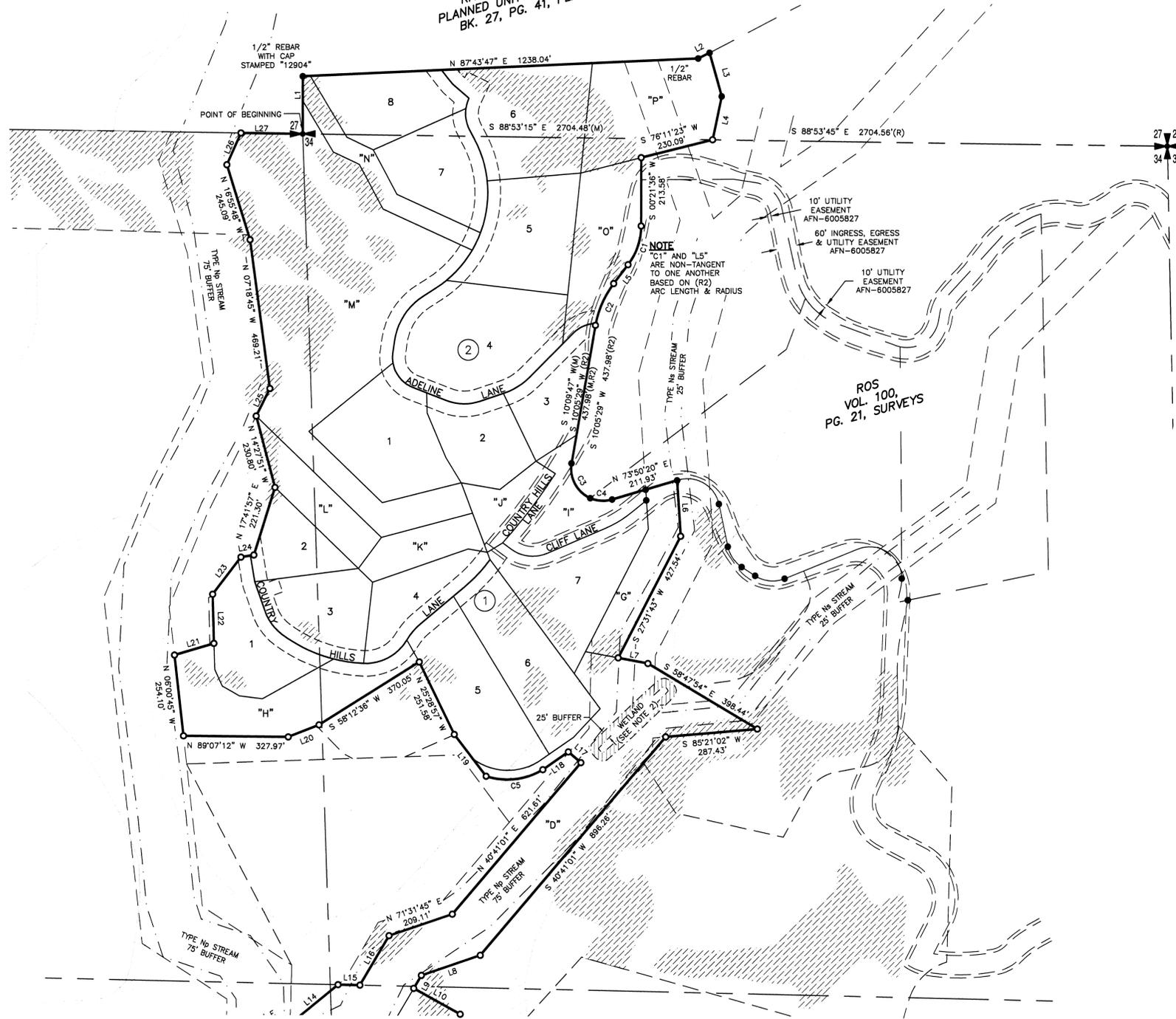
IN SECTION 34 AND IN THE SOUTH ONE-HALF OF SECTION 27, TOWNSHIP 27 NORTH,
RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

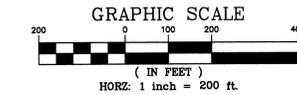
FILED FOR RECORD THIS 20th DAY OF MARCH 2017, AT 5:33 MINUTES PAST 9 O'CLOCK A.M. AND RECORDED IN BOOK 27 OF PLATS AT PAGE(S) 23-32. RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF RIVER BLUFF WEST PARTNERS, LLC.

Vicky Deacon
SPOKANE COUNTY AUDITOR

TRACT F
RIVER BLUFF RANCH
PLANNED UNIT DEVELOPMENT
BK. 27, PG. 41, PLATS



LINE	BEARING	DISTANCE
L1	N 00°17'55" E	180.25'
L1(R1)	N 00°18'53" E	180.27'
L2	N 83°46'58" E	39.55'
L2(R3)	N 82°37'02" E	39.78'
L3	S 15°20'42" E	141.32'
L3(R3)	S 15°23'24" E	141.58'
L4	S 12°11'13" W	138.33'
L4(R3)	S 12°05'20" W	138.33'
L5	S 37°37'46" W	74.13'
L5(R2)	S 37°33'28" W	74.13'
L6	S 03°22'01" E	175.04'
L7	S 78°58'23" E	94.85'
L8	S 71°31'45" W	194.75'
L9	S 30°45'33" W	47.13'
L10	S 80°37'48" E	166.37'
L11	S 44°31'41" E	98.32'
L12	S 04°08'28" W	65.12'
L13	N 01°48'31" E	79.23'
L14	N 50°56'37" E	193.45'
L15	S 88°23'58" E	68.54'
L16	N 30°45'33" E	179.47'
L17	N 49°17'58" W	51.83'
L18	S 55°29'49" W	96.92'
L19	N 37°01'12" W	164.11'
L20	S 68°59'25" W	103.33'
L21	N 73°49'49" E	128.58'
L22	N 01°09'12" W	153.81'
L23	N 37°40'58" E	146.00'
L24	N 80°58'43" E	41.00'
L25	N 26°54'37" E	96.20'
L26	N 24°19'15" E	108.60'
L27	S 88°51'10" E	193.69'



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°18'05"	200.00'	130.09'	S 18°59'38" W	127.81'
C1(R2)	37°18'10"	200.00'	130.09'	-----	-----
C2	27°27'56"	300.00'	143.81'	S 23°53'48" W	142.44'
C2(R2)	27°27'59"	300.00'	143.81'	-----	-----
C3	76°12'33"	100.00'	133.01'	S 27°56'30" E	123.42'
C3(R2)	76°12'42"	100.00'	133.01'	-----	-----
C4	40°08'48"	100.00'	70.01'	S 86°06'09" E	68.59'
C4(R2)	40°08'48"	100.00'	70.01'	-----	-----
C5	49°36'44"	213.28'	184.66'	S 83°44'14" W	178.94'

LEGEND

- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LANDTEK LS 26390" UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/ YPC MARKED "STORHAUG PLS 51803", OR SET MAGNAIL W/ ALUMINUM WASHER IN CONCRETE MARKED "STORHAUG PLS 51803"
- ① BLOCK NUMBER
- PLAT BOUNDARY
- LOT LINE
- - - EXISTING EASEMENT LINE
- - - APPROXIMATE STREAM BUFFER LOCATION (STREAM CENTERED WITHIN BUFFER LINES)
- ▨ APPROXIMATE AREAS OF 30% OR GREATER SLOPES WITHIN PLAT BOUNDARY
- ▨ APPROXIMATE GENERALIZED AREAS OF GEOHAZARD INCLUDING ERODIBLE SOILS AND ALLUVIAL SEDIMENTS IDENTIFIED IN "GEO-HAZARD EVALUATION, PRELIMINARY REPORT" DATED 12/10/2008 PREPARED BY BUDINGER & ASSOCIATES, INC. AND ILLUSTRATED ON FIGURE 4 OF SAID REPORT.
- (M) MEASURED THIS SURVEY
- (R) RECORD MEASUREMENT PER RECORD DOCUMENT FILE

BASIS OF BEARING:

S 88°51'10" E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34 PER (R)

RECORD DOCUMENTS:

- (R) RECORD OF SURVEY VOLUME 108 OF SURVEYS AT PAGE 74.
- (R1) PLAT OF RIVER BLUFF RANCH PLANNED UNIT DEVELOPMENT, BOOK 27 OF PLATS AT PAGE 41.
- (R2) RECORD OF SURVEY VOLUME 100 OF SURVEYS AT PAGE 21.
- (R3) RECORD OF SURVEY VOLUME 116 OF SURVEYS AT PAGE 30.
- (R4) PLAT OF RIVER BLUFF RURAL CLUSTER, BOOK 36 OF PLATS AT PAGE 12.

SURVEYOR'S NOTES

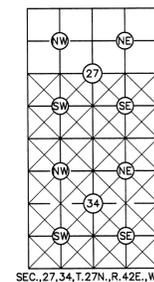
- 1) IF NOT NOTED ALL BEARINGS AND DISTANCES ARE MEASURED THIS SURVEY.
- 2) WETLAND SHOWN HEREON IS AN APPROXIMATE LOCATION OF EXISTING WETLAND AND WETLAND BUFFER. SEE WETLAND REPORT DATED FEBRUARY 28, 2009 ON FILE WITH SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING FOR WETLAND DELINEATION.



3/2/2017
DATE

SPOKANE COUNTY PROJECT NUMBER: PN-2017-08

SEE SHEET 4



SEC. 27, 34, T. 27N., R. 42E., W.M.

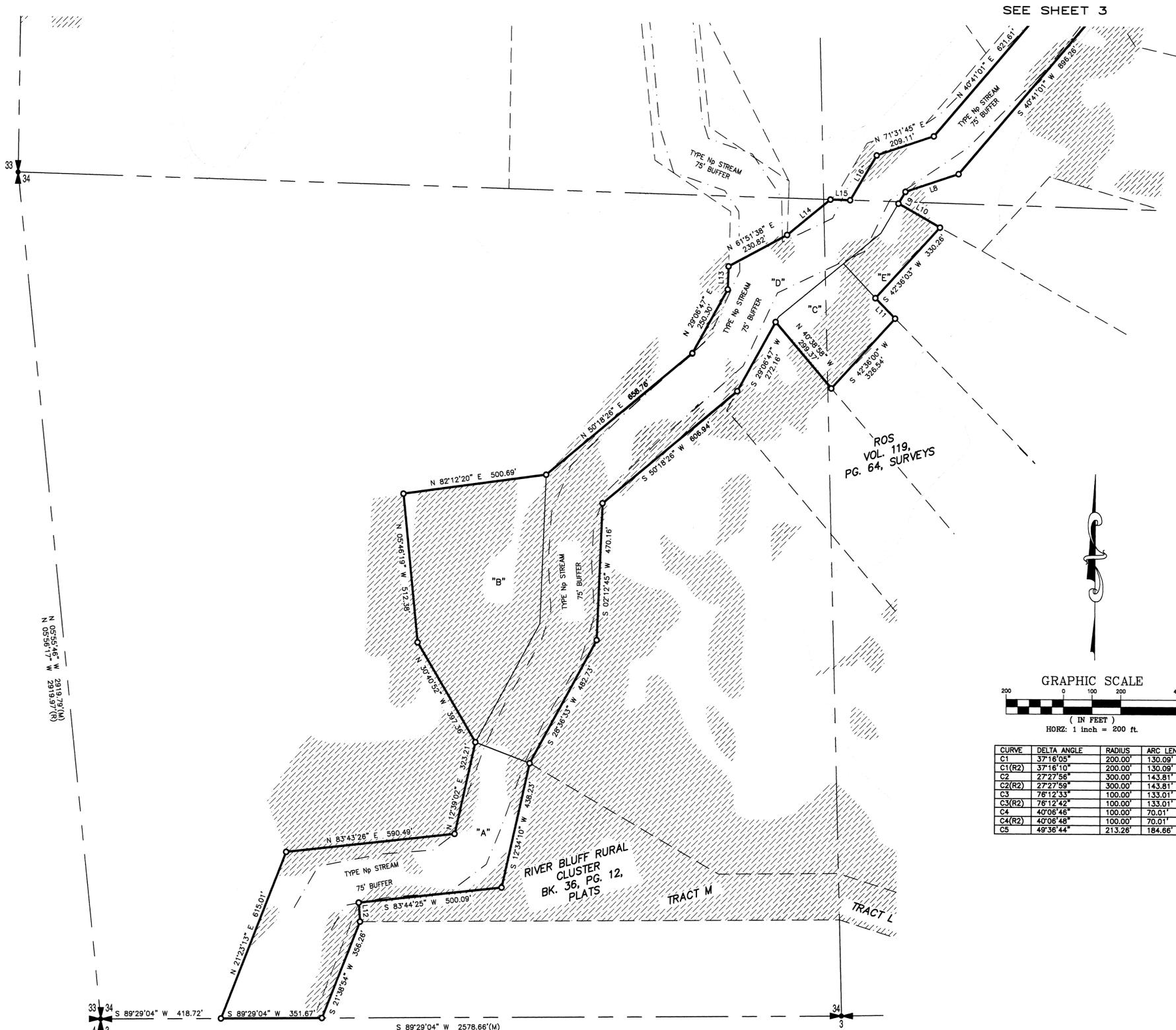
storhäug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE	03/01/2017	SCALE	1" = 200'
FIELD BOOK	BK.	DRAWN	LSB
PROJECT NUMBER	16-102	DRAWING NO.	3 OF 7

RIVER BLUFF RURAL CLUSTER 3RD ADDITION

IN SECTION 34 AND IN THE SOUTH ONE-HALF OF SECTION 27, TOWNSHIP 27 NORTH,
RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR
FILED FOR RECORD THIS 20th DAY OF MARCH 2017 AT 5:30
MINUTES PAST 9 O'CLOCK P.M.; AND RECORDED IN BOOK 39 OF
PLATS AT PAGE 528-21 RECORDS OF SPOKANE COUNTY,
WASHINGTON, AT THE REQUEST OF RIVER BLUFF WEST PARTNERS, LLC.
Vicky Vazara By Amy Willard (Deputy)
SPOKANE COUNTY AUDITOR



SEE SHEET 3

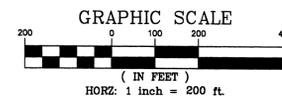
- LEGEND**
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LANDTEK LS 26390" UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR W/YPC MARKED "STOHAUG PLS 51803", OR SET MAGNAIL W/ ALUMINUM WASHER IN CONCRETE MARKED "STOHAUG PLS 51803"
 - ① BLOCK NUMBER
 - PLAT BOUNDARY
 - LOT LINE
 - - - EXISTING EASEMENT LINE
 - - - APPROXIMATE STREAM LOCATION
 - ▨ AREAS OF 30% OR GREATER SLOPES WITHIN PLAT BOUNDARY
 - ▨ APPROXIMATE GENERALIZED AREAS OF GEOHAZARD INCLUDING ERODIBLE SOILS AND ALLUVIAL SEDIMENTS IDENTIFIED IN "GEO-HAZARD EVALUATION, PRELIMINARY REPORT" DATED 12/10/2008 PREPARED BY BUDINGER & ASSOCIATES, INC. AND ILLUSTRATED ON FIGURE 4 OF SAID REPORT.
 - (M) MEASURED THIS SURVEY
 - (R) RECORD MEASUREMENT PER RECORD DOCUMENT FILE

BASIS OF BEARING:
S 88°51'10" E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34 PER (R)

- RECORD DOCUMENTS:**
- (R) RECORD OF SURVEY VOLUME 108 OF SURVEYS AT PAGE 74
 - (R1) PLAT OF RIVER BLUFF RANCH PLANNED UNIT DEVELOPMENT, BOOK 27 OF PLATS AT PAGE 41.
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SURVEYOR'S NOTES
1) IF NOT NOTED ALL BEARINGS AND DISTANCES ARE MEASURED THIS SURVEY.

LINE	BEARING	DISTANCE
L1	N 00°17'55" E	180.25'
L1(R1)	N 00°18'53" E	180.27'
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L7	S 76°58'23" E	94.85'
L8	S 71°31'46" W	194.75'
L9	S 30°48'33" W	47.15'
L10	S 60°37'48" E	166.37'
L11	S 44°31'41" E	98.32'
L12	S 04°06'28" E	65.12'
L13	N 01°48'31" E	79.23'
L14	N 50°59'57" E	193.45'
L15	S 80°23'59" E	68.54'
L16	S 30°48'33" E	178.47'
L17	N 49°17'58" W	51.83'
L18	S 58°29'49" W	96.92'
L19	N 37°01'12" W	164.11'
L20	S 69°59'25" W	103.33'
L21	N 73°49'49" E	128.56'
L22	N 01°09'12" W	153.61'
L23	S 37°40'38" E	146.00'
L24	N 80°58'43" E	41.00'
L25	N 26°54'37" E	96.20'
L26	N 24°19'15" E	108.60'
L27	S 88°51'10" E	193.59'



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°16'05"	200.00'	130.09'	S 18°59'38" W	127.81'
C1(R2)	37°16'10"	200.00'	130.09'	-----	-----
C2	27°27'56"	300.00'	143.81'	S 23°53'48" W	142.44'
C2(R2)	27°27'59"	300.00'	143.81'	-----	-----
C3	76°12'33"	100.00'	133.01'	S 27°56'30" E	123.42'
C3(R2)	76°12'42"	100.00'	133.01'	-----	-----
C4	40°06'46"	100.00'	70.01'	S 86°06'09" E	68.59'
C4(R2)	40°06'48"	100.00'	70.01'	-----	-----
C5	49°36'44"	213.26'	184.66'	S 83°44'14" W	178.94'

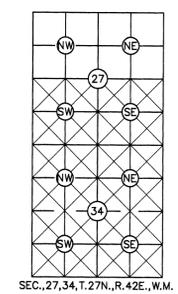


3/2/2017
DATE

SPOKANE COUNTY PROJECT NUMBER: PN-2017-08

510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE	03/01/2017	SCALE	1" = 200'
FIELD BOOK	BK.	DRAWN	LSB
PROJECT NUMBER	16-102	DRAWING NO.	4 OF 7



SEC., 27, 34, T. 27N., R. 42E., W.M.

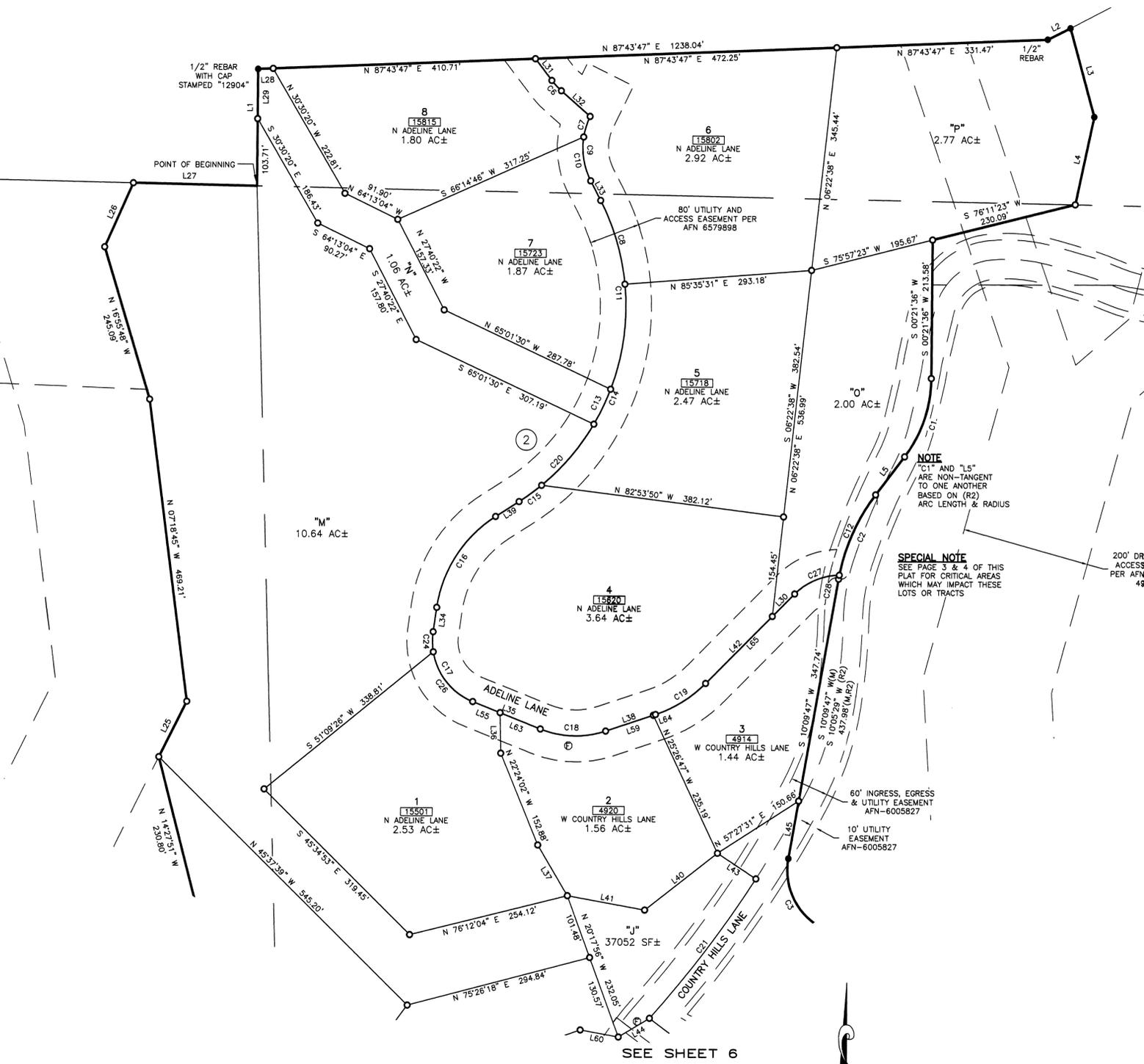
RIVER BLUFF RURAL CLUSTER 3RD ADDITION

IN SECTION 34 AND IN THE SOUTH ONE-HALF OF SECTION 27, TOWNSHIP 27 NORTH,
RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR
FILED FOR RECORD THIS 2nd DAY OF MARCH 2017 AT 5:30 MINUTES PAST 9 O'CLOCK A.M. AND RECORDED IN BOOK 39 OF PLATS AT PAGE(S) 27-31 RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF RIVER BLUFF WEST PARTNERS, LLC.
Vicki Deaton, Deputy Auditor

LINE	BEARING	DISTANCE
L1	N 00°17'55" E	180.25'
L1(R1)	N 00°18'53" E	180.27'
L2	S 63°46'58" E	39.55'
L2(R3)	N 62°37'02" E	39.76'
L3	S 15°20'42" E	141.32'
L3(R3)	S 15°23'24" E	141.55'
L4	S 12°11'13" W	138.33'
L4(R3)	S 12°09'20" W	138.33'
L5	S 37°37'46" W	74.13'
L5(R2)	S 37°33'28" W	74.13'
L6	S 03°22'01" E	175.04'
L7	S 78°58'23" E	94.85'
L8	S 71°31'45" W	194.75'
L9	S 30°45'33" W	47.15'
L10	S 60°37'48" E	166.37'
L11	S 44°31'41" E	98.32'
L12	S 04°08'28" E	65.12'
L13	N 01°48'31" E	79.23'
L14	N 50°56'37" E	193.45'
L15	S 88°23'58" E	68.54'
L16	N 30°45'33" W	178.47'
L17	N 49°17'58" W	51.83'
L18	S 55°29'49" W	96.92'
L19	N 37°01'12" W	164.11'
L20	S 68°59'25" W	103.33'
L21	N 73°48'48" E	128.56'
L22	N 01°08'12" W	153.61'
L23	N 37°40'38" E	148.00'
L24	N 80°58'43" E	41.00'
L25	N 26°54'37" E	96.20'
L26	N 24°19'15" E	108.60'
L27	S 88°51'10" W	193.59'
L28	S 87°43'47" W	23.61'
L29	S 00°17'55" E	75.54'
L30	S 45°08'13" W	49.14'
L31	S 37°33'54" E	42.12'
L32	S 48°54'39" E	60.00'
L33	N 27°31'37" W	33.93'
L34	N 08°20'22" E	38.05'
L35	N 68°25'32" W	113.98'
L36	S 01°06'57" E	62.53'
L37	S 30°55'36" E	90.95'
L38	S 71°40'28" W	82.20'
L39	N 57°52'53" E	43.35'
L40	S 52°13'52" W	143.81'
L41	N 79°49'45" W	123.07'
L42	S 45°06'13" W	147.07'
L43	S 56°56'07" E	71.95'
L44	S 59°09'03" W	56.71'
L45	S 10°08'47" W	90.24'
L46	N 73°50'20" E	109.43'
L47	S 03°20'56" E	33.53'
L48	S 51°04'36" W	58.89'
L49	N 53°16'37" W	32.55'
L50	N 78°58'23" W	104.30'
L51	N 03°20'56" W	124.69'
L52	N 20°12'26" W	24.77'
L53	S 43°21'26" W	122.44'
L54	S 55°45'41" W	92.31'
L55	S 68°25'32" E	48.21'
L56	S 55°45'41" W	41.24'
L57	N 37°01'12" W	95.56'
L58	N 29°10'08" W	79.10'
L59	S 71°40'28" W	78.62'
L60	S 79°49'45" E	60.68'
L61	N 45°34'53" W	61.80'
L62	N 36°58'54" E	121.03'
L63	N 68°25'32" W	67.77'
L64	N 71°40'28" E	3.58'
L65	N 45°06'13" E	196.21'
L66	N 82°39'45" W	71.98'
L67	N 59°47'49" W	62.64'
L68	N 24°30'52" W	56.31'
L69	N 01°21'38" W	81.81'
L70	N 37°01'12" W	68.55'
L71	N 55°45'41" E	133.58'
L72	N 36°08'15" W	136.84'
L73	N 27°31'43" E	77.33'
L74	N 26°08'47" E	20.56'
L75	S 50°21'00" W	44.12'
L76	S 50°21'00" W	133.40'
L77	S 50°21'00" W	177.52'
L78	S 19°06'25" E	89.78'
L79	S 09°01'12" E	74.13'
L80	N 80°58'43" E	29.90'
L81	N 80°58'43" E	11.11'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°16'05"	200.00'	130.09'	S 18°59'38" W	127.81'
C1(R2)	37°16'10"	200.00'	130.09'		
C2	27°27'56"	300.00'	143.81'	S 23°53'48" W	142.44'
C2(R2)	27°27'59"	300.00'	143.81'		
C3	76°12'33"	100.00'	133.01'	S 27°56'30" E	123.42'
C3(R2)	76°12'42"	100.00'	133.01'		
C4	40°06'46"	100.00'	70.01'	S 86°06'09" E	68.59'
C4(R2)	40°06'48"	100.00'	70.01'		
C5	49°36'44"	213.26'	184.66'	S 83°44'14" W	178.94'
C6	11°20'45"	110.00'	21.78'	S 43°14'16" E	21.75'
C7	17°24'00"	110.00'	33.41'	S 17°23'21" W	33.28'
C8	21°52'56"	355.00'	135.58'	N 16°35'09" W	134.76'
C9	53°36'58"	110.00'	102.94'	N 00°43'08" W	99.22'
C10	36°12'58"	110.00'	69.53'	N 09°25'08" W	68.38'
C11	48°29'29"	355.00'	300.45'	N 03°16'52" W	291.56'
C12	26°17'17"	300.00'	137.84'	S 24°29'07" W	136.44'
C13	64°14'47"	355.00'	80.08'	S 25°48'46" W	60.01'
C14	56°32'21"	355.00'	350.31'	N 22°37'30" E	336.27'
C15	6°59'12"	355.00'	43.29'	N 54°23'16" E	43.26'
C16	49°32'31"	200.00'	172.93'	N 33°06'37" E	167.60'
C17	76°45'54"	100.00'	133.98'	N 30°02'35" W	124.18'
C18	39°53'59"	150.00'	104.46'	N 88°22'32" W	102.36'
C19	26°34'15"	200.00'	92.75'	S 58°23'21" W	91.92'
C20	27°13'13"	355.00'	168.66'	N 44°16'16" E	167.03'
C21	9°00'42"	1731.76'	272.38'	S 37°34'36" W	272.10'
C22	15°56'49"	360.00'	100.20'	N 59°03'01" E	99.87'
C23	58°41'58"	115.00'	119.82'	S 83°07'36" E	114.48'
C24	17°46'24"	100.00'	31.02'	N 00°32'50" W	30.90'
C25	68°00'13"	183.38'	217.85'	N 87°05'01" W	205.10'
C26	58°59'30"	100.00'	102.96'	S 38°53'47" E	98.47'
C27	44°30'28"	100.00'	77.68'	N 67°21'27" E	75.74'
C28	1°10'39"	300.00'	6.17'	S 10°45'09" W	6.17'
C29	13°32'36"	500.00'	118.19'	S 43°34'42" W	117.91'
C30	19°17'49"	200.00'	67.36'	S 40°42'06" W	67.04'
C32	61°43'38"	150.00'	161.80'	S 61°55'00" W	153.90'
C33	114°47'47"	459.44'	94.59'	N 81°15'17" W	94.43'
C34	34°27'49"	459.44'	276.36'	S 69°59'16" E	272.21'
C35	33°38'56"	150.00'	86.09'	S 35°55'53" E	86.83'
C36	9°08'28"	100.00'	8.91'	S 16°38'44" E	8.91'
C38	22°40'02"	459.44'	181.76'	S 64°05'22" E	180.58'
C39	10°11'46"	100.00'	17.80'	S 14°07'05" E	17.77'
C40	5°05'18"	100.00'	8.88'	N 11°33'51" W	8.88'



- LEGEND**
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LANDTEK LS 26390" UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR W/YPC MARKED "STORHAUG PLS 51803", OR SET MAGNAIL W/ ALUMINUM WASHER IN CONCRETE MARKED "STORHAUG PLS 51803"
 - ① BLOCK NUMBER
 - PLAT BOUNDARY
 - LOT LINE
 - EXISTING EASEMENT LINE
 - (M) MEASURED THIS SURVEY
 - (R) RECORD MEASUREMENT PER RECORD DOCUMENT FILE
 - ⊙ APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT

BASIS OF BEARING:
S 88°51'10" E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34 PER (R)

- RECORD DOCUMENTS:**
- (R) RECORD OF SURVEY VOLUME 108 OF SURVEYS AT PAGE 74
 - (R1) PLAT OF RIVER BLUFF RANCH PLANNED UNIT DEVELOPMENT, BOOK 27 OF PLATS AT PAGE 41.
 - (R2) RECORD OF SURVEY VOLUME 100 OF SURVEYS AT PAGE 21.
 - (R3) RECORD OF SURVEY VOLUME 116 OF SURVEYS AT PAGE 30
 - (R4) PLAT OF RIVER BLUFF RURAL CLUSTER, BOOK 36 OF PLATS AT PAGE 12.

SURVEYOR'S NOTES
1) IF NOT NOTED ALL BEARINGS AND DISTANCES ARE MEASURED THIS SURVEY.

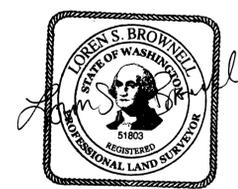
SPECIAL NOTE
SEE PAGE 3 & 4 OF THIS PLAT FOR CRITICAL AREAS WHICH MAY IMPACT THESE LOTS OR TRACTS

NOTE
"C1" AND "L5" ARE NON-TANGENT TO ONE ANOTHER BASED ON (R2) ARC LENGTH & RADIUS

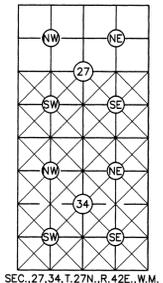
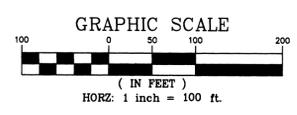
200' DRAINAGE AND ACCESS EASEMENT PER AFN 5059356 & 4997796

60' INGRESS, EGRESS & UTILITY EASEMENT AFN-6005827

SEE SHEET 6



3/2/2017
DATE



storhäug
civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

SPOKANE COUNTY PROJECT NUMBER: PN-2017-08

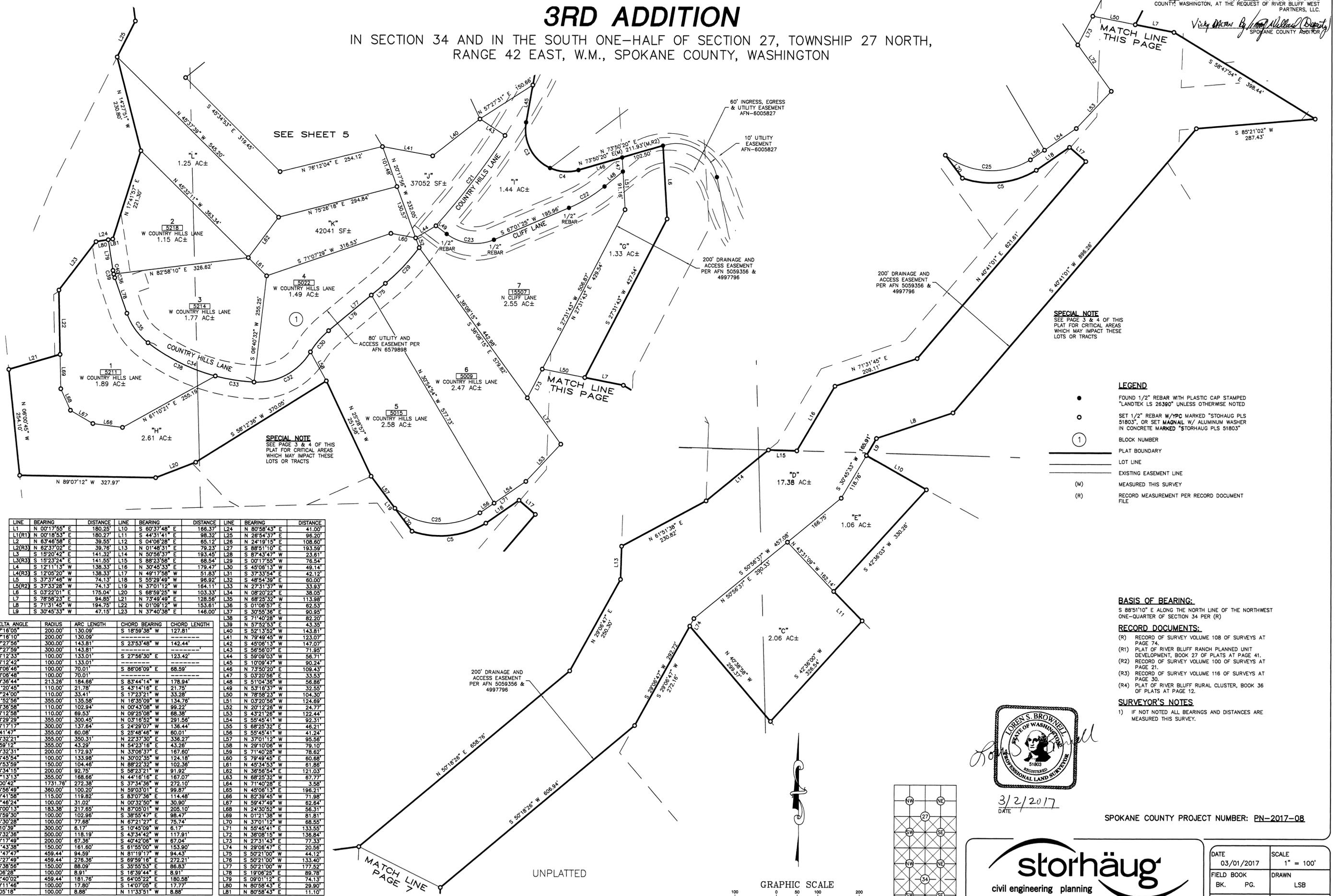
DATE	03/01/2017	SCALE	1" = 100'
FIELD BOOK	BK.	DRAWN	LSB
PROJECT NUMBER	16-102	DRAWING NO.	5 OF 7

FILED FOR RECORD THIS 22nd DAY OF MARCH 2017 AT 3:22 MINUTES PAST 2 O'CLOCK P.M. AND RECORDED IN BOOK 39 OF PLATS AT PAGE 33-34 RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF RIVER BLUFF WEST PARTNERS, LLC.

RIVER BLUFF RURAL CLUSTER 3RD ADDITION

IN SECTION 34 AND IN THE SOUTH ONE-HALF OF SECTION 27, TOWNSHIP 27 NORTH,
RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

Vicky Wilson By *[Signature]* Spokane County Auditor



SEE SHEET 5

MATCH LINE THIS PAGE

SPECIAL NOTE
SEE PAGE 3 & 4 OF THIS PLAT FOR CRITICAL AREAS WHICH MAY IMPACT THESE LOTS OR TRACTS

- LEGEND**
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LANDTEK LS 26390" UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR W/YPC MARKED "STOHAUG PLS 51803", OR SET MAGNAIL W/ ALUMINUM WASHER IN CONCRETE MARKED "STORHAUG PLS 51803"
 - ① BLOCK NUMBER
 - PLAT BOUNDARY
 - LOT LINE
 - - - - - EXISTING EASEMENT LINE
 - (M) MEASURED THIS SURVEY
 - (R) RECORD MEASUREMENT PER RECORD DOCUMENT FILE

SPECIAL NOTE
SEE PAGE 3 & 4 OF THIS PLAT FOR CRITICAL AREAS WHICH MAY IMPACT THESE LOTS OR TRACTS

BASIS OF BEARING:
S 88°51'10" E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34 PER (R)

- RECORD DOCUMENTS:**
- (R) RECORD OF SURVEY VOLUME 108 OF SURVEYS AT PAGE 74.
 - (R1) PLAT OF RIVER BLUFF RANCH PLANNED UNIT DEVELOPMENT, BOOK 27 OF PLATS AT PAGE 41.
 - (R2) RECORD OF SURVEY VOLUME 100 OF SURVEYS AT PAGE 21.
 - (R3) RECORD OF SURVEY VOLUME 116 OF SURVEYS AT PAGE 30.
 - (R4) PLAT OF RIVER BLUFF RURAL CLUSTER, BOOK 36 OF PLATS AT PAGE 12.

SURVEYOR'S NOTES
1) IF NOT NOTED ALL BEARINGS AND DISTANCES ARE MEASURED THIS SURVEY.

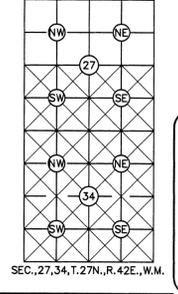
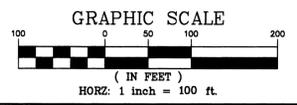


3/2/2017
DATE

SPokane County Project Number: PN-2017-08

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°17'55" E	180.25'	L10	S 60°37'48" E	166.37'	L24	N 80°58'43" E	41.00'
L1(R1)	N 00°18'53" E	180.27'	L11	S 44°31'41" E	98.32'	L25	N 26°54'37" E	96.20'
L2	N 63°46'58" E	39.55'	L12	S 04°06'28" E	85.12'	L26	N 24°19'15" E	108.60'
L2(R3)	N 62°37'02" E	39.78'	L13	N 01°48'51" E	79.23'	L27	S 88°51'10" E	193.59'
L3	S 19°20'42" E	141.32'	L14	N 50°58'37" E	193.45'	L28	S 87°43'47" W	23.61'
L3(R3)	S 19°23'24" E	141.55'	L15	S 88°23'58" E	68.54'	L29	S 00°17'55" W	76.54'
L4	S 12°11'13" W	138.33'	L16	N 30°45'33" E	179.47'	L30	S 45°06'13" W	49.14'
L4(R3)	S 12°08'20" W	138.33'	L17	N 49°17'58" W	51.83'	L31	S 37°33'54" E	42.12'
L5	S 37°37'48" W	74.13'	L18	S 55°29'49" W	96.92'	L32	S 48°54'39" E	60.00'
L5(R2)	S 37°33'28" W	74.13'	L19	N 37°01'12" W	184.11'	L33	N 27°31'57" W	33.93'
L6	S 03°22'01" E	175.04'	L20	S 68°59'25" W	103.33'	L34	N 08°20'22" E	38.05'
L7	S 78°58'23" E	94.85'	L21	N 73°49'49" E	128.56'	L35	N 68°25'32" W	113.98'
L8	S 71°31'45" W	194.75'	L22	N 01°09'12" W	153.61'	L36	S 01°06'57" E	62.53'
L9	S 30°45'33" W	47.15'	L23	N 37°40'38" E	146.00'	L37	S 30°55'36" E	90.95'
L38	S 71°40'28" W	82.20'						
L39	N 57°52'53" E	43.35'						
L40	S 52°13'52" W	143.81'						
L41	N 79°49'45" W	123.07'						
L42	S 45°06'13" W	147.07'						
L43	S 56°56'07" E	71.95'						
L44	S 59°09'03" W	56.71'						
L45	S 10°09'47" W	90.24'						
L46	N 73°50'20" E	109.43'						
L47	S 03°20'58" E	33.53'						
L48	S 51°04'36" W	56.86'						
L49	N 53°16'37" W	32.55'						
L50	N 78°58'23" W	104.30'						
L51	N 03°20'58" W	124.89'						
L52	N 20°12'28" W	24.77'						
L53	S 43°21'26" W	122.44'						
L54	S 55°45'41" W	92.31'						
L55	S 68°25'32" E	46.21'						
L56	S 55°45'41" W	41.24'						
L57	N 37°01'12" W	95.56'						
L58	N 29°10'06" W	79.10'						
L59	S 71°40'28" W	78.62'						
L60	S 79°49'45" E	60.68'						
L61	N 45°34'53" W	61.86'						
L62	N 36°56'54" E	121.03'						
L63	N 88°25'32" W	67.77'						
L64	N 71°40'28" E	3.58'						
L65	N 45°06'13" E	196.21'						
L66	N 82°39'45" W	71.98'						
L67	N 59°47'49" W	62.64'						
L68	N 24°30'52" W	56.31'						
L69	N 01°21'38" W	81.81'						
L70	N 37°01'12" W	68.53'						
L71	N 55°45'41" W	133.55'						
L72	N 36°08'15" W	136.84'						
L73	N 27°31'43" E	77.33'						
L74	N 29°06'47" E	20.56'						
L75	S 50°21'00" W	44.12'						
L76	S 50°21'00" W	133.40'						
L77	S 50°21'00" W	177.52'						
L78	S 19°06'25" E	89.78'						
L79	S 09°01'12" E	74.13'						
L80	N 80°58'43" E	29.90'						
L81	N 80°58'43" E	11.10'						

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°16'05"	200.00'	130.09'	S 18°59'38" W	127.81'
C1(R2)	37°16'10"	200.00'	130.09'	---	---
C2	27°27'58"	300.00'	143.81'	S 23°53'48" W	142.44'
C2(R2)	27°27'59"	300.00'	143.81'	---	---
C3	78°12'33"	100.00'	133.01'	S 27°56'30" E	123.42'
C3(R2)	78°12'42"	100.00'	133.01'	---	---
C4	40°06'48"	100.00'	70.01'	S 86°06'09" E	68.59'
C4(R2)	40°06'48"	100.00'	70.01'	---	---
C5	49°36'44"	213.26'	184.66'	S 83°44'14" W	178.94'
C6	11°20'45"	110.00'	21.78'	S 43°14'16" E	21.75'
C7	17°24'00"	110.00'	33.41'	S 17°23'21" W	33.28'
C8	21°52'58"	355.00'	135.58'	N 16°35'08" W	134.76'
C9	53°38'58"	110.00'	102.94'	N 00°43'08" W	99.22'
C10	36°12'58"	110.00'	69.53'	N 09°25'08" W	68.38'
C11	48°29'29"	355.00'	300.45'	N 03°16'52" W	291.56'
C12	26°17'17"	300.00'	137.64'	S 24°29'07" W	136.44'
C13	9°41'47"	355.00'	60.08'	S 25°48'46" W	60.01'
C14	58°32'21"	355.00'	350.31'	N 22°37'30" E	336.27'
C15	6°59'12"	355.00'	43.29'	N 54°23'16" E	43.28'
C16	49°32'31"	200.00'	172.93'	N 33°06'37" E	167.60'
C17	76°45'54"	100.00'	133.98'	N 30°02'35" W	124.18'
C18	39°53'59"	150.00'	104.46'	N 88°22'32" W	102.36'
C19	26°34'15"	200.00'	92.75'	S 58°23'21" W	91.92'
C20	27°13'13"	355.00'	168.66'	N 44°16'16" E	167.07'
C21	9°00'42"	1731.76'	272.38'	S 37°34'36" W	272.10'
C22	19°56'49"	360.00'	100.20'	N 59°03'01" E	98.87'
C23	59°41'58"	115.00'	119.82'	S 83°07'36" E	114.48'
C24	17°48'24"	100.00'	31.02'	N 00°32'50" W	30.90'
C25	68°00'13"	183.38'	217.65'	N 87°05'01" W	205.10'
C26	58°59'30"	100.00'	102.96'	S 38°55'47" E	98.47'
C27	44°30'28"	100.00'	77.68'	N 54°23'16" E	75.74'
C28	11°10'39"	300.00'	6.17'	S 10°45'08" W	6.17'
C29	13°32'36"	500.00'	118.19'	S 43°34'42" W	117.91'
C30	19°17'49"	200.00'	67.36'	S 40°42'06" W	67.04'
C32	61°43'38"	150.00'	161.60'	S 61°55'00" W	153.90'
C33	11°42'47"	459.44'	94.59'	N 81°19'17" W	94.43'
C34	34°27'49"	459.44'	276.36'	S 69°59'18" E	272.21'
C35	33°38'56"	150.00'	88.09'	S 35°55'53" E	86.83'
C36	5°06'28"	100.00'	8.91'	S 16°39'44" E	8.91'
C38	22°40'02"	459.44'	181.76'	S 64°05'22" E	180.58'
C39	10°11'46"	100.00'	17.80'	S 14°07'05" E	17.77'
C40	5°05'18"	100.00'	8.88'	N 11°33'51" W	8.88'



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DATE	03/01/2017	SCALE	1" = 100'
FIELD BOOK	BK.	DRAWN	LSB
PG.			
PROJECT NUMBER	16-102	DRAWING NO.	6 OF 7

RIVER BLUFF RURAL CLUSTER 3RD ADDITION

IN SECTION 34 AND IN THE SOUTH ONE-HALF OF SECTION 27, TOWNSHIP 27 NORTH,
RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR
FILED FOR RECORD THIS 31ST DAY OF MARCH 2017 AT 5:30
MINUTES PAST 9 O'CLOCK AM, AND RECORDED IN BOOK 32 OF
PLATS AT PAGE(S) 28-34, RECORDS OF SPOKANE COUNTY,
WASHINGTON, AT THE REQUEST OF RIVER BLUFF WEST PARTNERS, LLC.
Vicki Peterson County Auditor
SPOKANE COUNTY AUDITOR

LINE	BEARING	DISTANCE
L1	N 00°17'55" E	180.25'
L1(R1)	N 00°18'53" E	180.27'
L2	N 63°46'58" E	39.55'
L2(R3)	N 62°37'02" E	39.76'
L3	S 15°20'49" E	141.33'
L3(R3)	S 15°23'24" E	141.55'
L4	S 12°11'13" W	138.33'
L4(R3)	S 12°05'20" W	138.33'
L5	S 37°37'46" W	74.13'
L5(R2)	S 37°33'28" W	74.13'
L6	S 03°22'01" E	175.04'
L7	S 78°58'23" E	94.85'
L8	S 71°31'45" W	194.75'
L9	S 30°45'33" W	47.15'
L10	S 60°37'48" E	166.37'
L11	S 44°31'41" E	88.32'
L12	S 04°08'28" E	79.12'
L13	N 01°48'51" E	79.23'
L14	N 50°56'37" E	193.45'
L15	S 88°23'58" E	68.54'
L16	N 30°45'33" E	179.47'
L17	N 49°17'58" W	51.83'
L18	S 55°29'49" W	96.92'
L19	N 37°01'12" W	164.11'
L20	S 68°59'25" W	103.33'
L21	N 73°49'49" E	128.56'
L22	N 01°09'12" W	153.61'
L23	N 37°40'38" E	146.00'
L24	N 80°58'43" E	41.00'
L25	N 28°54'37" E	98.20'
L26	N 24°19'15" E	108.60'
L27	S 88°51'10" E	193.59'
L28	S 87°43'47" W	23.61'
L29	S 00°17'55" W	76.54'
L30	S 45°06'13" W	49.14'
L31	S 37°33'54" E	42.12'
L32	S 48°54'39" E	60.00'
L33	N 27°31'37" W	33.93'
L34	N 08°20'22" E	38.05'
L35	N 88°25'32" W	113.98'
L36	S 01°06'57" E	62.53'
L37	S 30°55'36" E	90.95'
L38	S 71°40'28" W	82.20'
L39	N 57°52'53" E	43.35'
L40	S 52°13'52" W	143.81'
L41	N 79°49'45" W	123.07'
L42	S 45°06'13" W	147.07'
L43	S 58°58'07" E	71.95'
L44	S 59°09'03" W	56.71'
L45	S 10°09'47" W	90.24'
L46	N 73°50'20" E	109.43'
L47	S 03°20'56" E	33.53'
L48	S 51°04'36" W	56.86'
L49	N 53°18'37" W	32.55'
L50	N 78°58'23" W	104.30'
L51	N 03°20'56" W	124.69'
L52	N 20°12'26" W	24.77'
L53	S 43°21'26" W	122.44'
L54	S 55°45'41" W	92.31'
L55	S 88°23'58" E	46.21'
L56	S 85°45'41" W	41.24'
L57	N 37°01'12" W	95.56'
L58	N 29°10'06" W	79.10'
L59	S 71°40'28" W	78.62'
L60	S 79°49'45" E	60.68'
L61	N 45°34'53" W	61.86'
L62	N 36°56'54" E	121.03'
L63	N 88°25'32" W	67.77'
L64	N 71°40'28" E	3.58'
L65	N 45°06'13" E	198.21'
L66	N 82°39'45" W	71.98'
L67	N 59°47'49" W	62.84'
L68	N 24°30'52" W	56.31'
L69	N 01°21'38" W	81.81'
L70	N 37°01'12" W	68.55'
L71	N 55°45'41" E	133.55'
L72	N 36°08'15" W	136.84'
L73	N 27°51'43" E	77.33'
L74	N 29°08'47" E	20.56'
L75	S 50°21'00" W	44.12'
L76	S 50°21'00" W	133.40'
L77	S 50°21'00" W	177.52'
L78	S 19°06'25" E	89.78'
L79	S 09°01'12" E	74.13'
L80	N 80°58'43" E	29.80'
L81	N 80°58'43" E	11.10'

PLAT DATA (AREAS IN ACRES)

ROADS AREA	NET AREA
1.03	9.70
88.91	86.34
99.24	96.04

RIVER BLUFF RURAL CLUSTER 1ST ADDITION

ROADS AREA	NET AREA
11.00	11.00
13.54	10.78
24.98	21.78

RIVER BLUFF RURAL CLUSTER 2ND ADDITION

ROADS AREA	NET AREA
1.51	10.49
159.61	158.33
171.61	168.82

RIVER BLUFF RURAL CLUSTER 3RD ADDITION

ROADS AREA	NET AREA
1.89	1.47
1.15	1.05
1.77	1.33
4.49	1.02
2.58	2.39
2.47	2.32
2.00	2.14
2.53	2.38
1.56	1.32
1.44	1.05
3.64	2.77
2.47	2.15
2.92	2.50
1.87	1.51
1.80	1.65
32.13	27.05

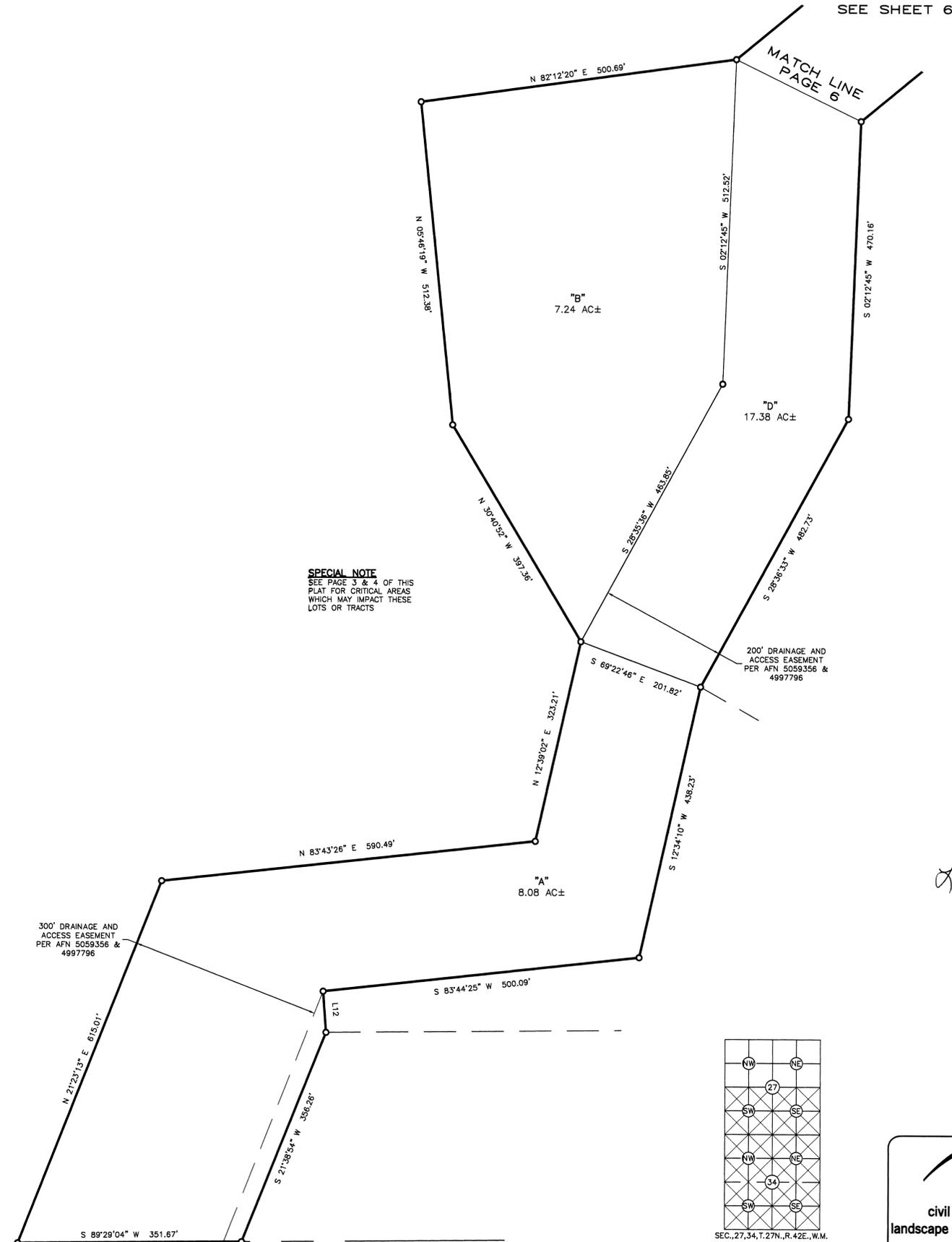
TRACTS

TRACT	NET AREA
A	8.08
B	7.24
C	2.06
D	17.38
E	1.06
G	1.33
H	2.27
I	0.69
J	0.21
K	0.97
L	1.25
M	10.84
N	1.06
O	0.45
P	2.77
60.74	58.50
92.87	85.55

PROJECT TOTALS

ROADS AREA	NET AREA
388.70	372.19

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°16'05"	200.00'	130.09'	S 18°58'38" W	127.81'
C1(R2)	37°16'10"	200.00'	130.09'	-----	-----
C2	27°27'58"	300.00'	143.81'	S 23°53'48" W	142.44'
C2(R2)	27°27'59"	300.00'	143.81'	-----	-----
C3	76°12'33"	100.00'	133.01'	S 27°56'30" E	123.42'
C3(R2)	76°12'42"	100.00'	133.01'	-----	-----
C4	40°06'46"	100.00'	70.01'	S 86°06'09" E	66.59'
C4(R2)	40°06'48"	100.00'	70.01'	-----	-----
C5	49°36'44"	213.28'	184.66'	S 83°44'14" W	178.94'
C6	1°12'04"	110.00'	21.78'	S 43°14'18" E	21.79'
C7	17°24'00"	110.00'	33.41'	S 17°23'21" W	33.28'
C8	21°52'56"	355.00'	135.58'	N 16°35'09" W	134.76'
C9	53°36'58"	110.00'	102.94'	N 00°43'08" W	99.22'
C10	36°12'58"	110.00'	69.53'	N 09°25'08" W	68.38'
C11	48°29'29"	355.00'	300.45'	N 03°16'52" W	291.56'
C12	28°17'17"	300.00'	137.64'	S 24°23'03" W	136.44'
C13	9°41'47"	355.00'	60.08'	S 25°48'46" W	60.01'
C14	56°32'21"	355.00'	350.31'	N 22°37'30" E	336.27'
C15	6°59'12"	355.00'	43.29'	N 54°23'16" E	43.26'
C16	49°32'31"	200.00'	172.93'	N 33°06'37" E	167.60'
C17	76°45'54"	100.00'	133.98'	N 30°02'35" W	124.18'
C18	38°53'59"	150.00'	104.46'	N 88°23'33" W	102.36'
C19	26°34'15"	200.00'	92.75'	S 58°23'21" W	91.92'
C20	27°13'13"	355.00'	168.66'	N 44°16'18" E	167.07'
C21	9°00'42"	1731.76'	272.38'	S 37°34'36" W	272.10'
C22	15°56'49"	360.00'	100.20'	N 59°03'01" E	99.87'
C23	59°41'58"	115.00'	119.82'	S 83°07'36" E	114.48'
C24	17°48'04"	100.00'	31.02'	N 00°32'09" W	30.90'
C25	68°00'13"	183.38'	217.65'	N 87°05'01" W	205.10'
C26	58°59'30"	100.00'	102.96'	S 38°55'47" E	98.47'
C27	44°30'28"	100.00'	77.68'	N 67°21'27" E	75.74'
C28	1°10'39"	300.00'	6.17'	S 10°45'09" W	6.17'
C29	13°32'36"	500.00'	118.19'	S 43°34'42" W	117.91'
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C33	11°47'47"	459.44'	94.59'	N 81°19'17" W	94.43'
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C38	22°40'02"	459.44'	161.76'	S 64°05'52" E	160.58'
C39	10°11'46"	100.00'	17.80'	S 14°07'05" E	17.77'
C40	5°05'18"	100.00'	8.88'	N 11°33'51" W	8.88'



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DATE	03/01/2017	SCALE	1" = 100'
FIELD BOOK	BK.	DRAWN	LSB
PROJECT NUMBER	16-102	DRAWING NO.	7 OF 7

SPOKANE COUNTY PROJECT NUMBER: PN-2017-08